

South Florida Chapter

Editor: Carolyn "Lynn" Bodor, SRPA



**Appraisal
Institute®**

Professionals Providing
Real Estate Solutions

July 2016

APPRAISERS' APPRISER

South Florida Chapter

President's Message Robert Scherer, MAI



Once again, I would like to thank everyone in our chapter, officers, board members, and our Chapter Executive Director, Debbie McClave,

for all of the hard work and dedication over the past quarter.

On the national level, the Appraisal Institute on May 2 joined the American Bankers Association, the National Association of Home Builders, the National Association of Realtors and The Appraisal Foundation in calling on Congress to hold a hearing this year on the future of appraisal regulation. The groups asked Congress to focus on such topics as the current appraisal regulatory framework, appraisal information systems, the impact of the recent regulatory reforms on the appraisal profession and the availability of qualified appraisers.

In addition, the Appraisal Institute responded on March 31 to an Appraiser Qualifications Board exposure draft related to potential changes to Real Property Appraiser Qualification Criteria, by encouraging the AQB to rethink the mandates for qualifying experience requirements for minimum licensing and certification and also addressed the issue of using the word "trainee" in criteria nomenclature and minimum requirements for supervisory appraisers and trainees, suggesting to the AQB that the role of establishing minimum qualifications in these areas should be reevaluated.

On the state level, the Florida Real Estate Appraiser Board held three rule-development workshops earlier this year to consider new rules that would allow appraisers to use standards of appraisal practice other than the Uniform Standards of Professional

Appraisal Practice for certain assignments. The Appraisal Institute proposed that the FREAB permit state-certified appraisers to utilize AI's Standards of Valuation Practice and Valuers Code of Professional Ethics when performing consulting services, financial reporting and tax services, portfolio valuation and international services.

On the local level, don't delay with getting all of your continuing education hours and please support our local chapter by attending our own educational offerings by the most prestigious and knowledgeable presenters in the world. These local offerings provide the bulk of our operating funds and we always appreciate and encourage our local member support. Always keep in mind that the Appraisal Institute is the world leader and most respected in the course offerings, body of knowledge, designations, publications, job opportunities, and peer interactions. And, we are here for you! I would also encourage everyone to attend our next chapter meeting scheduled for August 19, 2016 at the Boca Raton County Club in Boca Raton and hear from Vincent Dowling appraising The Tough One. Also note the upcoming 2016 National Annual Conference in Charlotte, North Carolina on July 25th through July 27th. Members are encouraged to attend.

Continue to evolve, and get involved.

Robert Scherer, MAI
Chapter President, 2016
robert.scherer@cbre.com



Chapter Meeting

Friday, August 19

Boca Country Club, Boca Raton

11:45 am—4:00 pm

The Tough One: Mixed-Use Properties

Instructor: Vincent Dowling, MAI, SRA

CE 3-Hours, 0009598

Education

The South Florida Chapter has what you need to finish up the 30 hours of Continuing Education (CE) credits to meet the requirement for renewal of your Florida license. The Chapter will present two more offerings of [7-Hour National USPAP Update](#) and [3-Hour Florida Law 2016](#). The next sessions are on August 25, 2016 in Miami. The concluding offerings are in Fort Lauderdale on October 14, 2016. Please refer to the 2016 Education Schedule in this newsletter for details. The Chapter's fees for the seminars are the same or less than other venues, plus you can go out to lunch with your friends!

The Chapter Meeting will be held on August 19, 2016 in Boca Raton. Along with the meeting the educational session will be [The Tough One: Mixed-Use Properties](#). Please join your fellow appraisers in enjoying a delicious lunch and gaining perhaps a different perspective on properties with more than one use.

[Applications and Interpretation of Simple](#)

[Linear Regression](#) will be presented on September 15 and 16, 2016 with a maximum of 15-hours of continuing education credits. AI CE, attend only 145 points and attend and pass exam 200 points. If you need just a few more hours of CE credits, there will be two seminars held on November 4, 2016: [Developing a Supportable Workfile](#) and [Tightening the Appraisal](#), in Fort Lauderdale.

The annual offering of [Business Practices and Ethics](#) will be held on December 2, 2016 in Fort Lauderdale.

Looking ahead to 2017, if you would like to develop and present a seminar, please let the Chapter know. Information is available to assist you in formulating and submitting the seminar for Appraisal Institute and State of Florida approval. Please keep in mind, the guiding objective for a seminar is "how will the subject benefit the consumer by improving the skills of the appraiser."

Possible subject matter includes:

- Economic outlook/economic engines
- Current topics affecting appraisers
- Valuation specialties
- Mock appraisal review session
- Development process from participants' perspective
- Overview of new projects in a geographic area

Your attendance and support of our Chapter's educational offerings is greatly appreciated.

Claudia Vance, MAI
Chair, 2016 Education Committee
vanceval@att.net

Online Education

Learn at your own pace anytime, anywhere.

[Search Classes](#)



Important! Check online [state approvals](#) prior to registering.



[AI Education Trust Scholarship Opportunities](#)

Candidates are you trying to meet your deadline but may need assistance? Appraisal Institute Education Trust Scholarships are available.

The Appraisal Institute Education Trust offers options to Candidates for Designation to assist them in completing their education deadlines.

Upcoming scholarship deadlines: **Oct. 1**

- Appraisal Institute Education Trust AI Course Scholarship
- Appraisal Institute Education Trust Minorities and Women AI Course Scholarship

Candidates are eligible to receive one scholarship per calendar year.

Please note: It is recommended that, prior to submitting a scholarship application, applicants attend a minimum of two Appraisal Institute chapter meetings annually.

Learn more about AIET Scholarship options - click [here](#) or email educationtrust@appraisalinstitute.org



2016 Chapter Officers

Robert Scherer, MAI, President; Carlos Gobel, SRA, Vice President; Barbara Johanning, MAI, Secretary and Michael Cibene, SRA, AI-RRS, Treasurer



January 22	Chapter Meeting & Installation Loss Prevention for Real Estate Appraisers, CE 4-Hours Boca Country Club, Boca Raton	Peter Christensen, Esq.
January 25-28	General Appraiser Report Writing and Case Studies	Joseph Magdziarz, MAI, SRA, AI-GRS
February 1-5	Review Theory-General	Joseph Magdziarz, MAI, SRA, AI-GRS
February 11	7-Hour National USPAP Update 3-Hour Florida Appraisal Law 2016	Vincent Dowling, MAI, SRA C. Kevin Bokoske, MAI, AI-GRS, AI-RRS
February 18-19	Two-Day Advanced Income Capitalization/Part A (CE only)	Vincent Dowling, MAI, SRA
March 7-12	Advanced Concepts and Case Studies	John Urubek, MAI
March 21	Fee Simple: It's Not So Complicated and Loading & Not Loading Cap Rates for Ad Valorem Appraisals, CE 3-Hours Trial Components, CE 3-Hours	Peter Korpacz, MAI and C. Kevin Bokoske, MAI, AI-GRS, AI-RRS John Underwood, MAI, SRA
April 8	Case Studies in Appraising Green Residential Buildings	Sandra Adomatis, SRA
April 11-15	Advanced Income Capitalization	Vincent Dowling, MAI, SRA
April 22	7-Hour National USPAP Update 3-Hour Florida Appraisal Law 2016	C. Kevin Bokoske, MAI, AI-GRS, AI-RRS Patricia Birch
May 6	Chapter Meeting & Elections Redefining the Appraisal and Its Role in an Evolving Banking Environment CE 4-Hours Courtyard by Marriott, Fort Lauderdale	Adam Alessi, MAI
May 18-19	Advanced Spreadsheet Modeling for Valuation Applications	Mark Smeltzer, SRA
June 23	7-Hour National USPAP Update 3-Hour Florida Appraisal Law 2016	West Palm Beach Brian Flynn, MAI, AI-GRS Timothy Andersen, MAI
July 11	7-Hour National USPAP Update 3-Hour Florida Appraisal Law 2016	West Palm Beach Vincent Dowling, MAI, SRA Timothy Andersen, MAI
August 19	Chapter Meeting The Tough One: Mixed-Use Properties, CE 3-Hours Boca Country Club, Boca Raton	Vincent Dowling, MAI, SRA
August 25	7-Hour National USPAP Update 3-Hour Florida Appraisal Law 2016	Miami Bob Gallaher, MAI Patricia Birch
September 15-16	Application and Interpretation of Simple Linear Regression	Mark Smeltzer, SRA
October 14	7-Hour National USPAP Update 3-Hour Florida Appraisal Law 2016	C. Kevin Bokoske, MAI, AI-GRS, AI-RRS Patricia Birch
November 4	Developing a Supportable Workfile, CE 3-Hours Tightening the Appraisal, CE 3-Hours	Vincent Dowling, MAI, SRA Vincent Dowling, MAI, SRA
December 2	Business Practices & Ethics	Brian Flynn, MAI, AI-GRS

Registration: <http://www.myappraisalinstitute.org/education/SouthFlorida.aspx>

Membership Updates

New Designated Members

J. Lynn Carlson, MAI, **AI-GRS**
 Luis Leonart, MAI
 Trisha Guarnieri, MAI, **AI-GRS**
 Jay Hertzbach, MAI
 Roopa Persaud, SRA
 Scott Webb, MAI

Designated Member Status Change

Allan Friedman, MAI Resigned/Retired

Designated Member s Transferred

Michael J. Brady, MAI, SRA to Atlanta
 Charles "Tom" Cowart, MAI - Secondary
 Chapter South Florida

Welcome New Candidates for Designation

Raul Soto, III Candidate, SRA
 Donald Sarley, SRA Candidate, MAI, AI-RRS

Candidates for Designation Transferred

C. Naylor Braswell, Candidate, MAI, from Atlanta
 Joshua Ridpath, Candidate, MAI, from Virginia

Welcome New Practicing Affiliate

Thomas Campbell

New Practicing Affiliate Transferred

Matthew Zavistanos from Philadelphia

Welcome New Student Affiliate

Daniel Amy

Chapter Meeting & Seminar



Friday, August 19
Boca Country Club
Boca Raton
11:45 am—4:00 pm

The Tough One:
Mixed-Use Properties
Instructor: Vincent Dowling, MAI, SRA
CE 3-Hours, 0009598

New Designated Members—May 6 Chapter Meeting



Robert Scherer, MAI, Chapter President
 with Carlos Diez, MAI



Robert Scherer, MAI, Chapter President
 with Luis Leonart, MAI



New MAIs
 Luis Leonart and Carlos Diez



Robert Scherer, MAI, Chapter President
 with Robert Mesner, MAI, AI-GRS

Congratulations!



Knowledge. Experience. Integrity.

The **MAI, SRPA, SRA, AI-GRS and AI-RRS** designations represent advanced knowledge. They stand for years of proven, real-life real estate valuation experience. And they always mean a commitment to strict professional ethics and standards.



Candidate Guidance

Our South Florida Chapter of the Appraisal Institute currently has 61 Candidates for Designation. We have Appraisal Institute approved Candidate Advisors available, within our chapter, for Candidates seeking help navigating and demystifying the designation process. Candidates are encouraged to contact Debbie McClave at the chapter office at 954-229-0499 or sfchap@bellsouth.net and/or me, Bob Mesner, at 561-791-6690 or mesner.re@comcast.net. We are here to help you reach your professional real estate appraisal goals.

The current breakdown of our **61 Candidates** is as follows:

- 41 seeking the MAI only
- 12 seeking the SRA only
- 1 seeking dual MAI + SRA
- 6 seeking AI-GRS only (6 hold other designations)
- 1 seeking the AI-RRS only (also holds the SRA)

Candidates are reminded to ensure you are positioned to meet your annual designation progress requirements. Progress requirements and accomplishments may be reviewed under the Candidate's *My Account*

tab of the Appraisal Institute website within the *Candidate Status Report* and *Candidate Minimum Progress* table. Since over half of year has past, it is important to act quickly to satisfy the minimum annual progress requirements for 2016.

We ask all designated members to encourage any non-designated appraisers whom you know to contact the chapter office or Candidate Guidance Committee, so that we can answer questions about and explain the benefits of Appraisal Institute affiliation and designation.

We challenge members with non-designated appraisers in their firms to get those appraisers involved with the Appraisal Institute. Please feel to call on the Candidate Guidance Committee for help.

Eight designations have been conferred within the South Florida Chapter during 2016, as follows:

- MAI - 4
- SRA - 1
- AI-GRS - 2
- AI-RRS - 1

Through June, the Appraisal Institute awarded 384 designations nationally this calendar year. A summary of the **Year-to-Date Designations** follows:

Appraisal Institute 2016 New Designations					
	MAI	SRA	AI-GRS	AI-RRs	Total
Jan	63	8	7	2	80
Feb	29	15	13	9	66
Mar	26	12	9	4	51
Apr	32	9	11	3	55
May	20	7	12	4	43
Jun	55	18	13	3	89
Total	225	69	65	25	384

We welcome and invite your ideas and suggestions. We look forward to working together for the betterment of the South Florida Chapter, as we continue to promote the tradition of the Appraisal Institute.

Bob Mesner, MAI, AI-GRS
Chair, 2016 Candidate Guidance Committee
mesner.re@comcast.net



[South Florida Chapter AI Candidate and Practicing Affiliate Group](#)

Candidate FAQs

Registering for an advanced MAI designation course?

Have you completed the Advanced Education Diagnostic Test? If not, register today. You won't be able to register until you pass this exam! [Advanced Education Diagnostic Test](#)

2016 Comp Exam Dates November 1-30, 2016

Please aim to submit your Application by **September 20, 2016**. Seating at the testing centers will become very limited **after** September 20, 2016.

Due to the nature and logistics of the exam delivery format, transfers and refunds are NOT permitted.

Examinees must take ALL required modules within their chosen 30-day window or they will receive an incomplete on ALL modules in that offering.

Comp Exam Eligibility Requirements

- Attend and pass all required courses/exams

- Receive credit for the college degree requirement
- Meet the Ethics and Standards requirements for Candidates (this requirement consists of **both** Business Practices and Ethics **and** USPAP/IVS)

Please note: All required examinations must be taken at least six weeks prior to your Comp Exam test date to allow time for grading.

Comp Exam Guidelines and Resources [Comp Exam FAQs](#)

The FAQs contain a list of the most commonly asked questions from Candidates about all Appraisal Institute Comprehensive Examinations for the following AI Designations: MAI, AI-GRS, and AI-RRS. We **highly recommend** all Candidates read these FAQs.

[Comp Exam Guidebook](#)

This guidebook includes comprehensive information about your Comp Exam, such as eligibility requirements, specific topics covered in each module, as well as registration and test-taking guidelines. Candidates **must** read the

Guidebook **before** submitting an application.

[Submit your Comp Exam Application.](#)

Questions? comp@appraisalinstitute.org or

Capstone Locations 2016	Dates
Dallas, TX - SOLD OUT	Sep 19 - 25, 2016
Denver, CO	Sep 19 - 25, 2016
Synchronous - SOLD OUT	Sep 19 - 25, 2016
New York, NY	Nov 7 - 13, 2016
Charlotte, NC	Nov 7 - 13, 2016
Pittsburgh, PA	Nov 7 - 13, 2016

CAPSTONE—FORT LAUDERDALE—2017

April 24 - 30, 2017

Location: Ft Lauderdale, FL

[Click here for location details](#)

Sponsor: Appraisal Institute

Contact: [National Programs](#), 312-335-4207

REGISTER



Bob Mesner, MAI, AI-GRS

Barbara Johanning, Matt Chiasson, and I attended LDAC this year. It was a great event, informative, and the recurring theme was **CHANGE IS COMING** to and for the Appraisal Institute.

The leadership of the Appraisal Institute addressed issues, such as the aging of our designated member population and the need for appraisal regulation modernization. The four discussion groups at LDAC devoted hours to thinking through, searching for, and providing ideas to strengthen the Appraisal Institute and to promote our profession. Leadership is considering all of the ideas presented.

Over 100 of us in attendance lobbied Congressional leaders on behalf of the Appraisal Institute. Our chapter's representatives to LDAC met with three staff members from South Florida House of Representatives' districts and Senator Bill Nelson. Eric Wit arranged a meeting with Senator Marco Rubio's staff that was attended by other Florida attendees.

Our **goal was to educate** our elected federal representatives about issues, including:

1. **Federal Regulation** - information about the heavy and constantly changing regulations that affect real estate appraisal
2. **Lack of State-by-State Portability**
3. **Un-Level Playing Field** - How USPAP creates a competitive disadvantage for licensed appraisers
4. **Federal Agency "Rules"** - Over-abundance, duplicative, and inconsistent regulation

We then **presented information as to what we believe can and should be done**, including:

1. **Modernize Appraisal Oversight** - Align appraisal regulation with regulatory structures of other industries, such as insurance and mortgage origination, recently enacted by Congress that address multi-state licensing through technology or a common licensing platform.
2. **Improve Enforcement** - Provide clear audit processes for states' appraiser regulatory agencies, and improve information-sharing among state regulatory agencies

3. **Improve Appraisal Quality** - Re-engage with highly-qualified appraisers, and authorize and encourage financial institutions to utilize professionally designated appraisers whose qualifications exceed minimum licensing requirements
4. **Appraisal Standards** - Establish appropriate levels of oversight, with reasonable limitations

We concluded by:

1. **Requesting action on appraisal oversight review** in the House Committee on Financial Services and the Senate Banking Committee
2. **Offering ourselves as resources** to provide professional and experienced feedback and explanations of the impacts of regulation on constituents and safety to the lawmakers

Matthew Chiasson, MAI

At the 2016 LDAC conference we were tasked with sharing our opinions and experiences of the Appraisal Institute, help to brainstorm new ideas for the Appraisal Institute and how to make it better. We had four discussions groups with the focus of this narrative being on Elaine Ramirez' group of creating awareness, with the main focus on our SRA, as well with the MAI.

Topics included how we can improve both the SRA and the MAI as well as convincing the public and institutions why someone would want the service of someone who is a member of the Appraisal Institute.

Typically when we tell our friends and family of our profession, they automatically ask if we appraise single residential homes, or if we can appraise their homes. Most people are familiar with this work as that is what the common person might come across in their life, as most people are not commercial real estate professionals. Because of this we should focus more on improving and marketing our SRA designation. Most residential appraisers in the country are not finding the merit of becoming designated as part of the Institute. Ideas being

discussed included internet pressure through social platforms such as Facebook, Twitter, YouTube or even commercials on the TV or radio. Other ideas included grabbing the market share of the education to become a trainee by offering discounted future classes in the Institute if they begin their initial trainee classes through the Institute. This could range from free membership, as well as a discounted membership once they become an SRA.

Another venue is through campaigning and being able to articulate to our legislators why they would want someone more qualified, trained and knowledgeable to do a residential appraisal. Many provisions were put in place to reduce the amount of fraud that occurred that was a piece of what led to the 2008 financial crisis. However, in doing so, the measures put in place allowed for the creation of AMCs, and banks to not be able to hire appraisers based on the quality of their work, or their education but instead on a rotation basis. This in effect just moved the problem of fraud into a problem of quality of work.

Ideas being discussed about improving MAIs

and creating awareness was through more vigorous continuing education. As our quality of education is continuing to improve, and more requirements are being added to obtain the MAI designation, our current MAIs should also keep up with any new material. Different ideas were being discussed from requiring at least one class in a 2-4 year period in which not only should an MAI attend a class, but take the test at the end. Another idea was to develop a peer review system where a peer within a given time frame would review each other's work to make sure that the practices we are using are up-to-date with current appraisal practices.

The ideas being discussed in these groups are all being filtered and reviewed, with our current AI president and board members actively being involved in determining what is the best course of action for the future of the institute and how, or which ideas we can implement.



Barbara Johenning, MAI

LDAC was a fantastic experience and opportunity for me. As a first year attendee, I had not anticipated the fullness of the experience nor did I realize what a great forum for the national organization and local chapters to share and exchange ideas and address issues. My first “break-out” session was a roundtable session focusing on how the Appraisal Institute can increase its market share. This was a well-developed topic designed to both ascertain the meaning of market share on various levels and to come up with ideas and solutions which would help the Institute, as a whole, and as individual chapters, grow their membership while increasing recognition on a public front. Representatives from chapters throughout the United States, Puerto Rico, and Hawaii were in attendance, and many ideas and thoughts were put forward. Major ideas voiced in this session included:

- The Institute should have a dedicated position/office for a “spokesperson” for Economic Development at the National Level who would be the Informed Expert for matters of valuation – Someone who the press and television, radio, etc. would call on a regular basis for economic updates – This would promote the Appraisal Institute and designated professionals, it would be “free” advertising on a national level to the general public, and help the public at large

understand what we, as valuation professionals, do.

- Invest in an advertising campaign that promotes appraisers as Professionals, on a medium that reaches the general public, similar to the radio and television advertising campaigns by ReMax which are themed on “Hire a Professional” – emphasizing the extensive education and experience requirements appraiser’s must complete in order to be designated.
- On a local, grassroots level, find and use every opportunity to educate clients and the public about the Appraisal Institute and its designations
- Explore options to make membership reduced or free for members until certification is achieved.
- Many attendees expressed frustration with our current letters of designation not having any translation to meaning (i.e. – CPA – Certified Public Account, RN – Registered Nurse, etc.). The majority feel if our designations were an acronym for a title, they would have more and deeper meaning for the public at large, and would help to make us more instantly recognizable.

- Members also discussed and shared experiences regarding ways to drive attendance at local chapter offerings. Ideas included offerings which would provide CE credits accepted by the associations of other professionals – such as realtors, lawyers, etc. A multi-day, smorgasbord type of seminar, offering multiple educational seminars over a 1, 2 or 3-day period, where attendees can pick and choose their topics, was also discussed and has been offered by other chapters with a degree of success.

These are just a few of the ideas put forth during the first session that I attended, and which are being reviewed for future action by the Institute on a national level. We also spent some time with our state’s congressional delegates on Capitol Hill, which was also very rewarding and an excellent way to help publicize the valuation profession and help our representatives understand the far-reaching impacts legislation has had on our profession, as well as to provide a forum for suggestions to promote legislative items which will benefit our profession. Overall, the LDAC conference is probably one of the best benefits of designation because it brings your chapter’s representatives together on all levels throughout the country to help give voice to concerns and come up with resolutions to move our profession forward.



LDAC 2016



Matthew Chiasson, MAI; Barbara Johenning, MAI and Robert Mesner, MAI, AI-GRS



South Florida Chapter Representatives

Government Relations

Campaign season is heating up with August primaries in Florida and of course the presidential race is fully underway with both parties seemingly having settled on their presumptive nominee. In Florida three of our own have thrown their hat into the ring and are running for Property Appraiser in their respective counties. The three, all personally known by me, are as follows:

Mike Twitty, MAI is running in Pinellas County. Brad Nelson, MAI is running in St. Johns County in the Jacksonville area and Todd Jones, MBA, MAI, CRE, FRICS is running in Hillsborough County. Links to their campaign websites are as follows:

<http://toddjones2016.com/>

<http://miketwitty.com/>

<http://bradnelsonsjc.com/>



I urge you to assist them in any way you can, whether it be by telling your friends in those areas about these candidates or making a contribution to their campaigns. I know first-hand the disastrous impact of having poorly qualified elected leaders can have on a community, so it is important that we have the most elected property appraisers with the best skillset possible.

Thank you for the opportunity to serve you.

Walter Duke, MAI
Chair, 2016 Government Relations Committee
Walter@walterdukeandpartners.com

Florida Real Estate Appraisal Board

Listed below is the schedule of meetings, (subject to change as circumstances require), held by the Florida Real Estate Appraisal Board (FREAB). All meetings are held at the Division of Real Estate Commission Chambers in Orlando unless stated otherwise.

The Florida Real Estate Appraisal Board invites and encourages all members of the public to provide comment on matters or propositions before the Board or a committee of the Board. The opportunity to provide comment shall be subject to Rule **61J1-7.020**, Florida Administrative Code:

Interested individuals/parties may submit a written notice to the attention of FREAB PUBLIC COMMENTS via the following ways:

E-mail realpublicrecords@myfloridalicense.com

Mail: Division of Real Estate, 400 W. Robinson Street, Suite N801, Orlando, Florida 32801

Fax: 407.317.7245

The Division of Real Estate is now able to [live stream](#) the meetings. Please note the following:

The streaming is not recorded and it has limited space at this time. If you are unable to access the meeting, please try again later as access may become available during the day.

2016 General Meetings

Monday, August 1, 2016

Monday, October 3, 2016

Monday, December 5, 2016



Chapter Meeting—May 6



2016 South Florida Chapter Leaders

President	<u>Robert Scherer, MAI</u>
Vice President	<u>Carlos Gobel, SRA</u>
Secretary	<u>Barbara Johanning, MAI</u>
Treasurer	<u>Michael Cibene, SRA, AI-RRS</u>
Directors 2014-2016	<u>Anthony Graziano, Jr., MAI</u> <u>Alta "Ali" Rogers</u> <u>Lance Zabatta, MAI</u> <u>Albert Armada, MAI, SRA - Past President</u>
Directors 2015-2017	<u>Virginia Guido, SRA</u> <u>Mendel Westberry, MAI</u>
Directors 2016-2018	<u>Charles Badell, MAI</u> <u>Brian Flynn, MAI, AI-GRS</u> <u>Robert Mesner, MAI, AI-GRS</u>



SOUTH FLORIDA CHAPTER

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Fort Lauderdale, FL 33309

Phone: 954-229-0499
E-mail: sfchap@bellsouth.net
Website: <http://www.southflorida-ai.org>

Region X Representatives 2015-2016	<u>Carlos Gobel, SRA</u> <u>Trisha Guarnieri, MAI, AI-GRS</u> <u>Robert Scherer, MAI—2016 Chapter President</u> <u>Eric Wit, MAI, SRA, AI-GRS, AI-RRS</u>
Region X Representatives 2016-2017	<u>Albert Armada, MAI, SRA</u> <u>Michael Cibene, SRA, AI-RRS</u> <u>Barbara Johanning, MAI</u>
Region X Alternate Representatives 2016	<u>Charles Badell, MAI</u> <u>Gregory Becker, MAI</u> <u>C. Kevin Bokoske, MAI, AI-GRS, AI-RRS</u> <u>Brian Flynn, MAI, AI-GRS</u> <u>Robert Gore, SRA</u> <u>Virginia Guido, SRA</u> <u>Robert Mesner, MAI, AI-GRS</u> <u>Claudia Vance, MAI</u> <u>Mendel Westberry, MAI</u> <u>Lance Zabatta, MAI</u>

2016 Committee Chairs

By-Laws	<u>Charles Badell, MAI</u>
Candidate Guidance	<u>Robert Mesner, MAI, AI-GRS</u>
Education	<u>Claudia Vance, MAI</u>
Finance	<u>Michael Cibene, SRA, AI-RRS</u>
Government Relations	<u>Walter Duke, III, MAI</u>
Newsletter	<u>Carolyn "Lynn" Bodor, SRPA</u>
Nominating	<u>Albert Armada, MAI, SRA</u>
Public Relations	<u>Alta "Ali" Rogers</u>
University Relations	<u>Matthew Chiasson, MAI</u>

National Committee Members from the South Florida Chapter

<u>Enrique "Henry" Casado, MAI, SRA, AI-GRS, AI-RRS</u>	Professional Standards and Guidance Committee, Member (2017) Appraisal Institute Relief Foundation, Director (2016)
<u>Val Chiasson, MAI, SRA</u>	Region X Vice Chair (One of the Directors) (2016) & Audit Committee Member (2017) Audit Committee, Designated Member (2017) Appraisal Institute Education Trust, Appointed Trustee (2016)
<u>Charles "Tom" Cowart, MAI</u>	Region X Chair (One of the Directors) (2016) Strategic Planning Committee, Chair (2016)
<u>Ann Marie McCarthy, MAI</u>	Government Relations Committee, Member, Region X (2016)
<u>Jorge Vallejo, MAI, SRA</u>	Appraisal Liability Insurance Program (ALIP), Director (2016)
<u>Luis Vallejo, MAI, SRA</u>	Appraisal Liability Insurance Program (ALIP), Director (2016)





Job Opportunities

ANDERSON & CARR, INC.

APPRAISERS • REALTORS • CONSULTANTS

Quality Service Since 1947



Anderson and Carr, Inc., South Florida's oldest Real Estate Appraisal firm, is seeking an experienced part-time residential appraiser to join our team.

We offer a diversified mix of non-lender work. Must be a Certified Residential Real Estate appraiser with 3 years plus of experience. Work

hours are flexible and may be remote, but work must always be turned in on time. We offer a positive work environment. Please submit a resume and a cover letter. Respond to rbanting@andersoncarr.com.

The Florida Department of Transportation – District 4 located in Ft. Lauderdale, FL seeks to fill the following position:

JOB TITLE: REAL ESTATE APPRAISER II
POSITION NUMBER: 55000384
BROADBAND OCCUPATION: Business Operation Specialist, All Other

POSITION DESCRIPTION:

- Prepare and review Valuation Services reports to include highly complex projects.
- Coordinate the activities of Valuation Services consultants.
- Coordinate with other offices to address and resolve issues.
- Participate and provide support, recommendations and valuation expertise to Department personnel in litigation and/or mediation matters.
- Review and offer input on reports and/or other relevant work product provided by property owner experts on litigation and/or mediation matters against the Department.
- Ensure conformance with applicable laws, rules, regulations, policies and procedures.
- Interpret and communicate right of way policies and procedures.
- Assist in the development of policies and procedures.
- Procures consultant services.
- Represent Right of Way at public meetings/hearings and workshops, and similar forums.
- Monitor, train and assist local governments.
- Respond to public records requests and related inquiries.
- Identify and evaluate advance acquisition opportunities.

- Provide employee orientation and training.
- Review and approve invoices.
- Ensure data is entered into the Right of Way Management System (RWMS).
- Assist in developing, administering, supporting and achieving goals defined in Valuation Services' Business Plan.
- Ability to calculate professional staff hours required to appraise a specific parcel or property.
- Ability to identify, research and assess pertinent market data.
- Ability to form effective working relationships with numerous persons internal and external to the Department.
- Ability to quickly adapt to, and carry out, changes.

KNOWLEDGE, SKILLS AND ABILITIES:

- Knowledge of Uniform Standards of Professional Appraisal Practice (USPAP).
- Skilled at written communication and production of quality appraisal and appraisal review reports, memorandums, letters, and other business reports.
- Skilled in oral communication necessary to relate, implement, and follow through on required actions.
- Skilled in the use of personal computers, including a working knowledge of word processing and spreadsheet software.
- Skilled at both personal and project related planning and organizing.
- Ability to perform and review complex eminent domain appraisals.
- Ability to accomplish assignments with no or minimal supervision or assistance.
- Ability to understand right of way maps and highway and bridge construction plans, and understand the impact of a project on real estate values.
- Ability to suggest alternative construction locations or techniques that would lessen the impacts on affected properties.
- Ability to quickly assess factors that significantly impact recommended compensation, appraisal complexity, contracting and production processes.

Apply via PeopleFirst.

<https://peoplefirst.myflorida.com>

1. Follow these steps once you've accessed the website:
2. Select Broward County from the dropdown menu under Job Seekers.
3. Scroll down to Search Criteria at bottom of the webpage.
4. Select Business Operation Specialist, All Other using the Occupation menu.
5. Click Search
6. Click on hotlink titled Business Operation Specialist, All Others under General.
7. Click begin application process

For further information, please contact:

Victor A. Ramos
Deputy Right of Way Manager - Valuation
Florida Department of Transportation
Office of Right of Way - District 4
Office: 954-777-4257
Fax: 954-777-4261
Email: victor.ramos@dot.state.fl.us



Chapter Leadership for 2017

The new leader's terms will begin on January 1, 2017.

2017 Officers

President

Carlos Gobel, SRA

Vice President

Barbara Johanning, MAI

Secretary

Michael Cibene, SRA, AI-RRS

Treasurer

Kenneth Brown, MAI, SRA

Directors 2015-2017

Virginia Guido, SRA

Mendel Westberry, MAI

Robert Scherer, MAI, Past President

Directors 2016-2018

Charles Badell, MAI

Brian Flynn, MAI, AI-GRS

Robert Mesner, MAI, AI-GRS

Directors 2017-2019

Julie Friess, SRA

Luke Mittner, MAI

Lee Smalley, MAI

Region X Representatives 2016-2017

Albert Armada, MAI, SRA

Michael Cibene, SRA, AI-RRS

Barbara Johanning, MAI

Carlos Gobel, SRA—2017 Chapter President

Regional Representatives 2017-2018

Enrique Casado, MAI, SRA, AI-GRS, AI-RRS

Julie Friess, SRA

Robert Mesner, MAI, AI-GRS

Alternate Regional Representatives 2017

Gregory Becker, MAI

Carolyn "Lynn Bodor, SRPA

Kenneth Brown, MAI, SRA

Carlos Diez, MAI

Robert Gore, SRA

Virginia Guido, SRA

Trisha Guarnieri, MAI

Michael Jacobs, MAI

James Milliken, MAI

Claudia Vance, MAI



We feel fortunate to have volunteers who are willing to devote their time and talent to helping their community and advancing the valuation profession.

Congratulations!

Robert L. Mesner, MAI, AI-GRS – Region X Volunteer of Distinction—April 2016

Trisha Guarnieri, MAI, AI-GRS – Region X Volunteer of Distinction—June 2016

C. Kevin Bokoske, MAI, AI-GRS, AI-RRS – Region X Volunteer of Distinction—July 2016

Chapter Meeting—May 6

Interested in attending LDAC in 2017 or volunteering for a chapter committee?



Complete the Chapter Leadership Resource Registry!



Chapter Meeting, Lunch & Seminar



Location
Boca Country Club
17751 Boca Club Blvd.
Boca Raton, FL 33487

Fees

\$89 AI Price*

\$99 Full Price*

*Fee Includes

- Buffet Lunch
- 3-Hour Seminar

Register Early & Save

Fees increase \$15 after August 12, 2016

Want to attend lunch and skip the seminar?

Fee for lunch & Chapter meeting only—does not include seminar \$38.

[Register](#)

Schedule

Registration: 11:45 am

Lunch, Chapter Meeting & Seminar

Noon—4:00 pm

CE Credit

Appraisal Institute: 15 Points

FREAB: 3-Hours, 0009598

Complimentary self parking

The Tough One: Mixed-Use Properties

Instructor: Vincent Dowling, MAI, SRA

Friday, August 19, 2016

The valuation of these properties is often an under-served segment in the marketplace. The appraiser needs to be a competent in more than one segment of the local market. This program will review the overall appraisal process and address what is expected by regular users of this property type.

This program will address issues encountered in these narrative appraisal reports. Suggestions will be offered to strengthen the work product and avoid the time, cost, and embarrassment of responding to a follow-up letter or inquiry by clients and their reviewers. Additionally, ways to provide supporting documentation to meet USPAP and CPE requirements will be discussed with suggestions offered.

What is sufficient may be defined differently by practitioners. Areas to be addressed will include: (1) legal conforming versus non-conforming status; (2) basis for adjustments; support for accrued depreciation; (4) support for a change rate, overall rate, yield rate and multiplier are among the items to be discussed.

The program looks at the appraiser's responsibilities under USPAP, Interagency Guidelines, and similar documents such as Florida Statutes Title XXXII Regulation of Professions and Occupations which may be used to evaluate the reasonableness of an appraisal service.

The program is designed with flexibility to allow attendees to gain greater insight into specific areas of their interest. The presentation will be a two way street with suggestions offered while welcoming additional insight as well as a forum to discuss different viewpoints.



SOUTH FLORIDA CHAPTER

1500 W. Cypress Creek Road

Suite 103

Fort Lauderdale, FL 33309

Phone: 954-229-0499

E-mail: sfchap@bellsouth.net

Website: <http://www.southflorida-ai.org>

Directions to Boca Country Club:

From I-95 traveling north or south: Exit at Congress Ave. Turn left on Congress Ave. (south). At the second stoplight, Boca Club Road, turn right. At the stop sign, turn left for self-parking. Look for the AI signs! Valet parking is also available.

From the Turnpike: Exit on Glades Road and head east to I-95. Go north on I-95 and follow directions above.

Register: <http://www.myappraisalinstitute.org/education/SouthFlorida.aspx>

**FOR A LISTING OF EDUCATIONAL OFFERINGS SPONSORED BY THE SOUTH FLORIDA CHAPTER
VISIT OUR WEBSITE @ <http://www.southflorida-ai.org>**