

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
NOVEMBER 2004 MINUTES

165 CAPITOL AVENUE
HARTFORD, CONNECTICUT 06106

The Connecticut Real Estate Appraisal Commission met on Wednesday, November 10, 2004 at 8:30 a.m. in Room 126 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Commissioners Present: Christopher A. Italia (Cert. Gen. App. – 1st District), Chairman
Sean Hagearty (Cert. Gen. App. – 2nd District)
Russell Hunter (Public Member – 5th District)
Howard L. Luppi (Public Member – 3rd District)
Nicholas J. Tetreault (Cert. Res. App. – 3th District)

Commissioners Absent: Francis Buckley, Jr. (Cert. Gen. App. – 2nd District)
Gerald V. Rasmussen (Cert. Gen. App. – 4th District)

Commission Vacancies: 2 Public Members

DCP Staff Present: Laureen Rubino, License & Applications Specialist
Elisa Nahas, DCP Principal Attorney
Timothy Keefe, Real Estate Appraisal Examiner
Edward McMahon, Real Estate Appraisal Examiner
Judith R. Booth, Commission Secretary II

Assistant AG: None

Guest(s): Jim Kyle

Note: The administrative functions of this Commission are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information, please contact Director Richard M. Hurlburt at (860) 713-6135.

The next meeting is scheduled for Wednesday, December 8, 2004 at 8:30 a.m. in Room 126.

MINUTES

The Real Estate Appraisal Commission approved the Minutes of October 13, 2004.

A motion was made by Commissioner Nicholas Tetreault to approve the Minutes of October 13, 2004 pending a change to item 2 on page 4; item 2 on page 8; and items 2 and 5 on page 9. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.

CORRESPONDENCE

The following correspondences were reviewed by the Commission. No questions or comments were noted.

1. October 7, 2004 email from Jenny Tidwell to Laureen Rubino on 2008 AQB Criteria Changes Implementation.

After a lengthy discussion, the Commission suggested that this issue be addressed in January 2005.

2. October 18, 2004 email from Jenny Tidwell to Laureen Rubino on AARO Conference Notes.
3. October 21, 2004 Appraisal Foundation's letter entitled "The Appraiser's Sourcebook Updates".

PENDING LEGAL MATTERS

(*) This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.

Elisa Nahas, Esq.

None

Cases

1. 2003-6439

Commissioner Nicholas Tetreault made a motion to impose a \$500.00 fine and issue a Letter of Reprimand. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.

- *2. 2004-67633

Commissioner Nicholas Tetreault made a motion that no further action was warranted by this Commission. The motion was seconded by Commissioner Howard Luppi. The motion carried with two dissents.

Yea: Commissioners Luppi, Tetreault and Hagearty

Nay: Commissioners Italia and Hunter

COMPLAINTS

Edward McMahon

The following items were tabled per the request of Examiner Edward McMahon.

1. 2003-6745
2. 2003-5791
3. 2003-5792
4. 2004-1965

Tim Keefe

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1. 2004-67670

Commissioner Russell Hunter made a motion to issue a Letter of Caution. The motion was seconded by Commissioner Nicholas Tetreault. The motion carried unanimously.

2. 2003-7373

A motion was made by Commissioner Russell Hunter to schedule this case for a formal compliance hearing. The motion was seconded by Commissioner Howard Luppi. The motion carried with one abstention.

Abstained: Commissioner Tetreault

REQUESTED BY THE COMMISSION TO APPEAR

None

REQUESTED TO APPEAR BEFORE THE COMMISSION

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None

DISCUSSION

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1. At the October 13, 2004 meeting, the Commission expressed concerns regarding the high failure rate reflected in the PSI Examination Results. The Commission requested that Lauren Rubino identify the areas of weakness and if a pattern can be traced back to PSI or the education providers or both.

The Commission reviewed material submitted by Laureen Rubino, which reflected a high failure rate for real estate appraisal topics offered by providers and reflected in the state exam. The Commission requested that Laureen Rubino arrange access for the Commission members interested in reviewing the PSI appraisal examination questions.

REQUESTS FOR CONTINUING EDUCATION CREDIT

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None

REQUEST FOR EXTENSIONS, REQUEST TO HOLD OR REQUEST FOR SPECIAL CONSIDERATION

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None

REQUEST TO RENDER LICENSE INACTIVE

None

REQUEST FOR WAIVER

None

PSI SPECIAL ACCOMMODATION REQUESTS

None

EXTENSION OF ELIGIBILITY – EXAM RETAKE REQUESTS

1. Daphne J. Slopak of Norwich, CT

A motion was made by Commissioner Nicholas Tetreault to issue a new Certificate of Eligibility. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.

2. Jason T. Dzilinsky of Monroe, CT

A motion was made by Commissioner Nicholas Tetreault to issue a new Certificate of Eligibility subject to the successful completion of an exam prep course. The motion was seconded by Commissioner Sean Hagearty. The motion carried with one abstention.

Abstention: Commissioner Luppi

FORMAL HEARING

None

NEW BUSINESS

None

OLD BUSINESS

None

PREVIOUSLY SUBMITTED APPLICATIONS

1. Samuel C. Carr of Meriden, CT

This applicant was approved. No motion was made to this effect.

2. Jonathan G. Davis of Shelton, CT

This applicant was approved. No motion was made to this effect.

3. Wieslaw Mleczek of Stamford, CT

This applicant was approved. No motion was made to this effect.

4. Warren H. Sorrentino of Wallingford, CT

Commissioner Russell Hunter made a motion to deny this application due to the 2500 hour requirement not being met, and questions concerning the log. Additionally, the Commission requested this applicant to appear before them with his sponsor. The motion was seconded by Commissioner Howard Luppi.

CHRO APPLICATIONS

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None

PREVIOUSLY LICENSED

None

**APPLICATIONS FOR STATE CERTIFIED RESIDENTIAL/GENERAL APPRAISERS
(Reciprocal/Non-Resident/Out of State License)**

1. Hans A. Doup of West Springfield, MA, who is applying for a Certified Residential license through Reciprocity

Commissioner Nicholas Tetreault made a motion to approve this application subject to a final staff review. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

2. Brian E. Ginsberg of New York, NY, who is applying for a Certified General license through Reciprocity

Commissioner Nicholas Tetreault made a motion to approve this application subject to a final staff review. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

3. Lawrence R. Jeznach of Douglas, MA, who is applying for a Certified Residential license through Reciprocity

Commissioner Nicholas Tetreault made a motion to approve this application subject to receipt of the required Consent for Service of Process for Individuals and a final staff review. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

4. David H. Johnson of Lynn Field, MA, who is applying for a Certified Residential license through Reciprocity

Commissioner Nicholas Tetreault made a motion to approve this application subject to receipt of the required Letter of Good Standing from the licensing authority in MA and a final staff review. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

5. Howard B. Kincer of Rockville, MD, who is applying for a Certified General license through non-Residency, i.e. Equivalency

Commissioner Nicholas Tetreault made a motion to approve this application subject to receipt of the required Consent for Service of Process for Individuals and a final staff review. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

6. Richard Moschella of South Kingstown, RI, who is applying for a Certified General license through Reciprocity

Commissioner Nicholas Tetreault made a motion to approve this application subject to a final staff review. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

APPLICATIONS FOR STATE CERTIFIED RESIDENTIAL OR STATE CERTIFIED GENERAL APPRAISERS

CERTIFIED RESIDENTIAL

1. Donna M. Donohue of Litchfield, CT

Commissioner Nicholas Tetreault made a motion to approve this application subject to a final staff review. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

2. Fauna Eller, Jr., of Niantic, CT

Commissioner Nicholas Tetreault made a motion to approve this application subject to a final staff review. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

3. Ruth Kabel of West Hartford, CT

Commissioner Nicholas Tetreault made a motion to table this application subject to the receipt of the samples. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

4. Theodore H. Mariano of Woodbury, CT

Commissioner Nicholas Tetreault made a motion to approve this application subject to a final staff review. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

5. Irina B. Masna of Greenwich, CT

Commissioner Nicholas Tetreault made a motion to approve this application subject to a final staff review. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

6. Erin A. Pascale of South Meriden, CT

Commissioner Nicholas Tetreault made a motion to table this application subject to a log. Also, the Commission requested that Examiner Ed McMahon issue a letter to Ms Pascale's sponsors for lack of cooperation. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

7. Michael F. Pucillo of Orange, CT

Commissioner Nicholas Tetreault made a motion to approve this application subject to a final staff review. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

8. Benjamin J. Shoemaker of Bloomfield, CT

Commissioner Nicholas Tetreault made a motion to approve this application subject to a final staff review. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

9. Daniel M. Suib of South Brookfield, CT

Commissioner Nicholas Tetreault made a motion to deny this application due to insufficient education. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

10. David Shue-Wae Yum of Meriden, CT

Commissioner Nicholas Tetreault made a motion to approve this application subject to a final staff review. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

CERTIFIED GENERAL

None

PROVISIONAL APPLICATIONS

- (*) **This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.**

A motion was made by Commissioner Nicholas Tetreault to approve all of the listed Provisional applications subject to a final department review. The motion was seconded by Commissioner Howard Luppi. The motion carried unanimously.

1. Richard E. Blosio of Norwalk, CT
Sponsor: William Napoletano, RCR.658
Schools: Career WebSchool (75 Hours On-Line)
USPAP: Career WebSchool
2. Katrina Devona of Plantsville, CT
Sponsor: William Donaruma, RCR.98
Schools: The New Haven RE School
USPAP: The Appraisal Institute (on-line)
3. Betim Ferati of Waterbury, CT
Sponsor: Mary Jean Ryan, RCR.992
Schools: Naugatuck Valley CC & NFCAR
USPAP: NFCAR
4. Deborah A. Gedney of Stratford, CT
Sponsor: Robert D. Von, RCG.607
Schools: Career Webschool (on-line)
USPAP: Career Webschool (on-line)
5. Antony T. Gustas of Trumbull, CT
Sponsor: Steven Lind, RCR.311
Schools: Appraisal & RE School
USPAP: Appraisal & RE School

6. Timothy M. Jackson of South Windsor, CT
Sponsor: Lori Ferrari, RCR.185
Schools: Naugatuck Valley CC
USPAP: Naugatuck Valley CC
7. Susan G. Kidd of New Milford, CT
Sponsor: Walter V. Kidd, Rcr.1112
Schools: The PV & RE School
USPAP: The PV & RE School
8. Jill E. Kisamore of Madison, CT
Sponsor: Richard A. Michaud, RCG.423
Schools: Gateway CC & Middlesex CC
USPAP: The PV & RE School
9. Claudia Malino of Bristol, CT
Sponsor: Gary A. Olcha, RCG.468
Schools: Manchester CC & Naugatuck Valley CC
USPAP: Naugatuck Valley CC
10. Martin P. Northam, III, of West Haven, CT
Sponsor: Charles A. Liberti, RCG.647
Schools: Gateway RE Academy
USPAP: The Appraisal Institute
11. Sharon Scanlon of Marlborough, CT
Sponsor: Thomas R. Luzzi, RCR.318
Schools: Manchester CC & Middlesex CC
USPAP: The PV & RE School
12. Joan C. Scott of Branford, CT
Sponsor: Harold A. Scott, RCR.473
Schools: The PV & RE School
USPAP: The PV & RE School
13. Shannon B. Stebbins of South Windsor, CT
Sponsor: Robert P. Vaughan, RCG.601
Schools: CAR & UCONN
USPAP: UCONN

CONNECTICUT REAL ESTATE APPRAISER TEST DATES

PSI Summary Reports from October 1, 2004 to October 31, 2004.

The Commission reviewed the Real Estate Appraisal examination results for the month of October.

CE AUDIT REPORT

None

SCHOOL AND COURSE APPLICATIONS FOR NOVEMBER 2004

A motion was made by Commissioner Nicholas Tetreault to approve the following school and course applications. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

APPRAISAL INSTITUTE

(Continuing Education)

"Online Scope of Work: Expanding your Range of Services" **Approved** 7 Hours

JVI, INC. (JUST VALUATION, INC.)

(School Application)

Approved

*Submitted a school application with no courses.

REAL ESTATE CONSORTIUM OF CT COMMUNITY COLLEGES

(Continuing Education)

"Real Estate Law" **Approved** 36 Hours

(Pre-licensing Education)

"Real Estate Law" **Approved** 36 Hours

ADJOURNMENT

There being no further business, the meeting was adjourned. No motion was made to this effect.

The meeting adjourned at 10:35 a.m.

Respectfully submitted,

Judith R. Booth, Commission Secretary II