

MINUTES

CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

April 12, 2006

The meeting of April 12, 2006 was called to order by Christopher Italia, Chairman at 8:30 A.M. in Room 126 of the State Office Building, 165 Capitol Avenue, Hartford, Connecticut.

Commission Members Present: Christopher Italia, Chairman (Cert.Gen. App. – 1st District)
Nicholas J. Tetreault (Cert. Res. App - 3rd District)
Francis Buckley, Jr. (Cert. Gen. App. - 2nd District)
Sean T. Hagearty (Cert. Gen. App. - 2nd District)
Russell Hunter (Public Member – 5th District)
Norris Hawkins (Public Member – 1st District)

Commission Members Absent: Gerald Rasmussen (Cert. Gen. App. - 4th District)

Commission Vacancies: One Public Member

Commission Counsel Present: None

DCP Staff Present: Sallie R. Pinkney, Board Secretary
Richard M. Hurlburt, Director
Lauren Rubino, Real Estate Supervisor
Elisa Nahas, Principal Attorney
Edward McMahon, Real Estate Examiner

Public Present: Elliot Morales
Bunny Kyle
Jim Kyle
William Lengyel

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

1. REVIEW MINUTES OF PREVIOUS MEETINGS

February 8, and March 8, Minutes were amended and approved. The following changes were made:

February Minutes

- a. In Section 9, under CT Chapter Appraisal Institute add Course *Rates & Returns Where Do We Go From Here 3 hours CE*.
- b. In Section 10, under Barbara Octavio change motion to read, *Com. Buckley motioned to approve 1 year extension of her provisional license. Com. Hunter 2nd, and the vote carried unanimously.*
- c. In Footer change Date.
Com. Hagerty motioned to approve the February Minutes as amended. Com. Buckley 2nd, and the vote carried unanimously.

March Minutes

- a. In Section 8 The last motion for course approval should read, *Com. Rasmussen motioned to approve all other schools' course application. Com. Buckley 2nd, and the vote carried unanimously. Com. Buckley motioned to approve the March Minutes as amended. Com Hunter 2nd, and the vote carried unanimously.*

No mention of the motion that was made and passed unanimously regarding submission of proof continuing education courses for appraisers. Com. Rasmussen made the motion and Com. Buckley 2nd.

Com. Hunter motioned to add the following items to the agenda. Com Tetreault 2nd, and the vote carried unanimously

- a. Jaelyn Hagerty (applicant)
- b. Val Sandberg (CE Waiver)
- c. Jim Kyle (CE Waiver)

2. NEW MEMBER

Norris Hawkins was sworn as a Public Member, from the 1st Congressional District by Attorney Elisa Nahas.

3. PROVISIONAL APPRAISER LICENSEING/NOTIFICATION

- a. *Humberto Gil* – Requesting a 90 day extension on his provisional license.
Com. Buckley motioned to approve a 90 day extension. Com. Tetreault 2nd, and the vote carried unanimously.
- b. *Munira Kingdollar* – Requesting to restart the clock on her provisional license.
Com. Buckley motioned to restart the clock effective 4/12/06 for her entire 4 years. Com. Tetreault 2nd, and the vote carried unanimously.

- c. *Everline Larracuenta* – Requesting a 2nd extension on her provisional license.
Com. Tetreault motioned to extend Ms. Larracuenta’s provisional license. Com Buckley 2nd, and the vote carried unanimously
- d. *William Lengyel* – Requesting a 90 day extension on his provisional license.
Com. Hunter motioned to extend Mr. Lengyel provisional license for 90 days until July 12, 2006. Com. Buckley 2nd, and the vote carried unanimously.
- e. *Fred P. Schuman* – Requesting 1 year extension on his provisional license.
Com. Buckley motioned to deny Mr. Schuman an extension. Com. Hunter 2nd, and the vote carried unanimously. It was recommended he provide more information to CREAC and appear before the commission.
- f. *Sue Shapiro* – Requesting to 1 year extension on her provisional license.
Com. Tetreault motion to extend Ms. Shapiro license 6 months from her license will expire. Com. Buckley 2nd, and the vote carried unanimously

4. REQUESTING EQUIVALENT CONTINUING EDUCATION CREDIT

- g. *Ellen Borofsky* – Requesting continuing education credits (2) for course taught at Worldwide ERC.
Com. Hagearty motioned to approved Ms. Borofsky for 2 hours of CE Credits. Com. Tetreault 2nd, and the vote carried unanimously.
- h. *Thomas R. Gould, Jr.* – Requesting continuing education credits (18) for the NCREIF/PREA (Pension Real Estate Association) conference.
Com. Hagearty motioned to approved Mr. Gould for 18 hours of CE Credits. Com. Tetreault 2nd, and the vote carried unanimously.
- i. *Norman Goodman* – Requesting continuing education credits (18) for Appraisal I course taught at Greater New Haven Association of Realtors, Inc.
Com. Hagearty motioned to approved Mr. Goodman for 18 hours of CE Credits. Com. Tetreault 2nd, and the vote carried unanimously.
- j. *Richard Trusz* – Requesting continuing education credits(15.5) for the Annual Real Estate Industry Premier Investment Forum conference. Also credits (11) for the NCREIF Spring Conference.
Com. Hagearty motioned to approved Mr. Trusz for 18 hours of CE Credits. Com. Tetreault 2nd, and the vote carried unanimously.

4. TRADE PRACTICE DIVISION

Status Report for April 12, 2006 (from 1/1/06 – 3/29/06)

Com. Hagearty stated Tim Keefe is seeking CREAC Members to review complaint files. Chairman Italia will review two (2) and Commission Buckley will review three (3). The files will be distributed at May's Meeting.

Com. Hagearty will review #2006-2010 -

5. NEW BUSINESS

- a. Phillip W. Ball – Requesting to challenge the real estate appraisal examination.
Com. Tetreault motioned to deny Mr. Ball's request to challenge the Exam, and deny his request to continue on as a license appraiser, and mail him an application. Com. Hunter 2nd, and the vote carried unanimously.
- b. James J. Kyle – Requesting CE Credit for courses taught at A professional Valuation & Real Estate School.
Com. Hagearty motioned to approved , Com. Buckley 2nd and the vote carried unanimously.
- c. Chairman Italia asked Richard Hurlburt to describe the Auditing Process. Richard explained that the Audit process will be done through the License Services Division. Tim West is the Director, and Tim said he might do a random audit, where the computer will select 10, 20, or 100 % Audit. Chairman Italia asked if the Commission recommends a full Audit will they get it. Richard stated if the Commission wanted a 100% the Commission should request a 100% Audit. Richard explained the process of other Commissions and how the process was done.
Com. Hagearty motion that we as the Real Estate Appraisal Commission request that a minimum of 25% of all License Certified Appraiser are Audited by the License Services Division for Continuing Education requirements. Com. Buckley 2nd, and the vote carried unanimously.

6. OLD BUSINESS

- a. Kevin F. Brignole – Was approved at the 2/8/06 meeting, with a stipulation that he provide proof he taught at Quinebaug Community College. Attached is a copy of his appointment application.
Com. Hunter motioned to waive Mr. Brignole CE Credit 18 hours requirement. Com. Buckley 2nd, and the vote carried unanimously.
- b. Val Sandberg – Providing proof of course taught at Quinebaug Valley Community College, course materials and course schedule. As requested at the March Meeting.
Com. Hunter Approved 6 hours of CE. Com. Hagearty 2nd, and the vote carried unanimously.

7. **APPRAISAL CANDIDATES APPROVED FOR THE MONTH OF APRIL, 2006**

| <u>Candidate</u> | <u>Type of License</u> |
|------------------------------|--|
| 1. Daley, Jill a. | State Provisional |
| 2. Davies, David J. | State Provisional |
| 3. D'Angelo, David A. | State Provisional |
| 4. Caisse, Karen B.. | State Provisional |
| 5. Rianhard, Amy E. | State Provisional |
| 6. Valentini, Anthony M | State Provisional |
| 7. Christina, Connie A.. | State Certified Residential |
| 8. Costello, Tammy A.. | State Certified Residential |
| 9. Crooks, Aneta M.. | State Certified Residential |
| 10. Jonas, Kerstin | State Certified Residential |
| 11. Reicher, Peggy Sue | State Certified Residential |
| 12. St. Pierre, Carla | State Certified Residential |
| <u>NON RESIDENT</u> | |
| 13. Anderson, Slater W.. | State Certified General |
| 14. Gorman, Peter M.. | State Certified General |
| 15. LeBlanc, LaRoyal. | State Certified General |
| 16. Reilly, Richard. | State Certified General |
| 17. Rekhtman, Marina | State Certified General |
| 18. Brown, Timothy R. | State Certified General |
| 19. Devine, Christopher M. | State Certified General |
| 20. Brown, Gayle M. | State Certified Residential |
| 21. Kubachka, Joseph Jr.. | State Certified Residential (delete) |
| 22. Schwall, JP | State Certified Residential (move to 31) |
| 23. Stegner, Terrence C. | State Certified Residential |
| 24. Diognardi, Cynthia A. | State Certified Residential |
| 25. DiRoma, Ellise | State Certified Residential |
| 26. McInerny, Ronald W., Jr. | State Certified Residential |

Com. Hunter motioned to approve applicants number 1 -2 0, and 23 – 26. Com. Buckley 2nd, and the vote carried unanimously.

For Review

27. Escamille, Daniel L. Applying for RCR
**Com. Buckley motioned to approve Mr. Escamille.
Com Tetreault 2nd, and the vote carried unanimously.**
28. Hastings, Peter Applying for RCR
**Com. Tetreault tabled Mr. Hasting’s application.
Com. Buckley 2nd, and the vote carried unanimously**
29. Kubachka, Joseph, Jr. Applying for RCR
Com. Tetreault motioned to approve subject to final approval by DCP staff. Com Hagearty 2nd, and the vote carried unanimously.
30. Pollock, Harold, R.. Applying for RCR to RCG
**Com. Tetreault motioned to approve Mr. Pollock.
Com Hunter 2nd, and the vote carried unanimously**
31. Schwall, JP Applying for RCR
**Com. Buckley motioned to deny Mr. Schwall.
Com. Hunter 2nd, and the vote carried unanimously. Mr. Schwall was referred to trade Practice division for investigation.**
32. Jaclyn Hagearty Applying for
Com. Tetreault motioned to approve subject to final approval by DCP staff. Com Buckley 2nd, and the vote carried unanimously.

8. APPROVED REAL ESTATE APPRAISAL COURSE APPLICATIONS

Appraisal Institute

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|---|-------------|
| 1. National USPAP 7-hour Update Course | 7 hours CE |
| 2. Condemnation Appraising: Basic Principles & Applications | 16 hours CE |
| 3. Condemnation Appraising: Advanced Topics & Applications | 16 hours CE |
| 4. Residential Demonstration Appraisal Report Writing Seminar | 7 hours CE |
| 5. Real Estate Finance, Value, and Investment Performance | 7 hours CE |
| 6. Scope of Work | 7 hours CE |
| 7. Online Analyzing Operating Expenses | 7 hours CE |
| 8. Online Appraisal of Nursing Facilities | 7 hours CE |
| 9. Online appraising from Blueprints & Specifications | 7 hours CE |

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|--|------------|
| 10. Online The FHA & the Appraisal Process | 7 hours CE |
| 11. Online Internet Search Strategies for Real Estate Appraisers | 7 hours CE |
| 12. Online Residential Design & Functional Utility | 7 hours CE |
| 13. Online Residential Property Construction and Inspection | 7 hours CE |
| 14. Online Small Hotel/Motel Valuation | 7 hours CE |
| 15. Online Using Your HP12C Financial Calculator | 7 hours CE |
| 16. Online Valuation of Detrimental Conditions in Real Estate | 7 hours CE |

Com. Tetreault motioned to approve the Appraisal Institute Courses. Com. Hunter 2nd, and the vote carried.

McKissock Appraisal School

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|--------------------------------------|------------|
| 1. Residential Construction | 7 hours CE |
| 2. Appraisal Trends | 7 hours CE |
| 3. Relocation Appraisal is Different | 7 hours CE |
| 4. The Dirty Dozen | 3 hours CE |
| 5. Appraising Historic Homes | 4 hours CE |
| 6. Two-To-Four Family Finesse | 7 hours CE |

Com. Buckley motioned to approve McKissock Appraisal School Courses. Com. Hunter 2nd, and the vote carried unanimously.

Rhode Island Chapter of the Appraisal Institute

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|--|------------|
| 1. Appraising from Blueprints and Specifications | 7 hours CE |
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Com. Hagearty motioned to approve Rhode Island Chapter of the Appraisal Institute. Com. Tetreault 2nd, and the vote carried unanimously.

Com. Buckley motion to hold a special meeting on May 10, 2006. Com. Hagearty 2nd, and the vote carried unanimously.

Com. Hunter motioned to adjourn, Com. Hagearty 2nd and the vote carried unanimously. Meeting adjourn at 10:48 am.

Respectfully submitted,

Sallie Pinkney
Commission Secretary

The next Special Meeting of this Commission is scheduled for Wednesday, May 10, 2006 in Room 126