

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
March 14, 2007**

The meeting of March 14, 2007 was called to order by Christopher Italia, Chairman at 8:40 A.M. in Room 126 of the State Office Building, 165 Capitol Avenue, Hartford, Connecticut.

Commission Members Present: Christopher Italia, Chairman (Cert. Gen. App. - 1sr District)
Nicholas J. Tetreault (Cert. Gen. 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)
Gerald Rasmussen (Cert. Gen. App. - 4th District)
Norris Hawkins (Public Member – 1st District)

Commission Members Absent:

Commission Vacancies: One Public Member

Commission Counsel Present: None

DCP Staff Present: Sallie R. Pinkney, Commission Secretary
Timothy Keefe, Real Estate Examiner
Lauren Rubino, Real Estate Supervisor
Linda Roberts, Executive Assistant

Public Present: Ed Smith Paul Gruchacz
William Stratton Pam Stratton
Torry Martin Frederick Kamp, Jr.
Benjamin Baldwin Michael Calise
Leonard Courtemanche
Elliot Morales
Humberto Gil

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 or visit www.ct.gov/dcp.

1. REVIEW MINUTES OF PREVIOUS MEETINGS

Review Minutes of Meeting of January 10, 2007

Com. Buckley motioned to approve the Minutes of Meeting of January 10, 2007. Com. Hunter 2nd, and the vote carried unanimously.

2. CONSIDERATIONS FROM TRADE PRACTICE DIVISION

a. Respondent Pleadings for Appraisal CE Audit 2004-2006. CREAC Meeting 3/14/07.

The following people have requested to be heard concerning the appraisal audit at the next CREAC meeting on March 14, 2007.

- i. Todd M. Pascarelli RSP.808: Needs to locate a USPAP course taken within the 5/1/2002 – 4/30/2004 cycle. At last months meeting the CREAC allowed him to use a 3/1/2004 – 7 hour USPAP for the 04-06 cycle because he said he took 2 USPAPs in the 02-04 cycle. **No Action Taken/No Show**
- ii. Eric D. Michael RCG.424: medical emergency caused him to take 12 hours CE late. Seeking to waive fine. **Table until April's Meeting**
- iii. Edwin Smith RSP.1429: Got confused, first license issued on 3/29/2005. Has not submitted any classes. **Com. Hagearty motioned to waive his fine. Com. Tetreault 2nd, and the vote carried unanimously.**
- iv. James Moran RCG.432: USPAP and Equivalency issues. Seeking relief. **Com. Hagearty motioned to reduce his fine to \$500. Com. Hunter 2nd, Com. Rasmussen recused himself, and the vote carried unanimously.**
- v. Gloria Gibney RSP.974: Took an 8 hour Institute course (420-Business Practices & Ethics)on 8/26/2004 instead of 7 hour USPAP. Seeking relief of \$350 fine. **Com. Hagearty motioned to waive her fine upon completion of 7 hours of USPAP. Com. Tetreault 2nd, and the vote carried unanimously.**
- vi. Shelby P. Jackson III; RCG. 919 appealing Commission's decision not to reduce his fine of \$1,000. **Com. Buckley motioned to table until April's meeting. Com. Tetreault 2nd, and the vote carried unanimously.**

b. 2004-2006 Appraisal CE Audit Settlement Agreements

Provisional Appraisers:

Dobson, Sean	RSP.864	Docket #:06-2735	Fine: \$500
Ferrari, Scott	RSP.848	Docket #:06-2736	Fine: \$500
Gallo, Andrea	RSP.1040	Docket #:06-2738	Fine: \$250
Gallo, David	RSP.1039	Docket #:06-2739	Fine: \$250
Harrington	RSP.1288	Docket #:06-3046	Fine: \$1,400

Certified Residential:

Carbutti, Peter	RCR.1268	Docket #:06-2795	Fine: \$2,800
Preston, Thomas	RCR.707	Docket #:06-2827	Fine: \$250
Simonetti, David	RCR.634	Docket #:06-2834	Fine: \$300
Slopak, Daphne	RCR.1012	Docket #:06-2835	Fine: \$250
Spantidos, George	RCR.507	Docket #:06-2836	Fine: \$300

Certified General:

Carbutti, Andrew	RCG.106	Docket #:06-2851	Fine: \$1,800
McGuire, Michael	RCG.809	Docket #:06-2862	Fine: \$300
McGuire, Nancy	RCG.772	Docket #:06-2863	Fine: \$700
Vander, Christine	RCG.252	Docket #:06-2880	Fine: \$2,800
Vaughan, Robert	RCG.601	Docket #:06-2881	Fine: \$1,800

Com. Tetreault motioned to approve 2 b. as recommended DCP. Com. Buckley 2nd, and the vote carried unanimously.

Com. Tetreault motioned to add the following Settlement Agreements to the agenda as 2b-1. Com. Rasmussen 2nd, and the vote carried unanimously.

Villacis, Daniel	RSP.1344	Docket #:06-2778	Fine: \$150
Pender, David	RCR. 973	Docket #:06-3062	Fine: \$350.
Boreynski, Joseph	RCG.71	Docket#. 06-2847	Fine: \$350
McLaughlin, Kristine	RCG.968	Docket#: 06-2864	Fine: \$350
Mulligan, Owen	RCG.439	Docket#: 06-2868	Fine: \$700
Vaughan, Robert	RcG.601	Docket#: 06-2881	Fine: \$1,800

Com. Tetreault motioned to approve the above Settlement Agreements (2b-1). Com. Hagearty 2nd, and the vote carried unanimously.

c. Complaint Status Report For March 14, 2007

COMPLAINTS BEING SCHEDULED FOR COMPLIANCE - 4

COMPLAINTS WRITTEN AND SUBMITTED FOR REVIEW BY INVESTIGATING SUPERVISOR - 1

TAX ASSESSOR COMPLAINTS IN REVIEW BY COMMISSIONER SEAN HAGEARTY - 4

COMPLAINTS IN REVIEW BY COMMISSIONER FRANCIS BUCKLEY - 1

COMPLAINTS IN REVIEW BY COMMISSIONER ITALIA - 1

COMPLAINTS PREVIOUSLY REPORTED - 8

NEW COMPLAINTS SINCE LAST MEETING - 0

TOTAL COMPLAINTS IN TODAY'S REPORT - 19

3. PROVISIONAL APPRAISER LICENSEING/NOTIFICATION

- a. Andrews, Jane M. – Requesting an extension on her Provisional License that will expire on 3/21/07. **Com. Rasmussen motioned to grant her a 6 month extension effective 3/21/07. Com. Buckley 2nd, and the vote carried unanimously.**
- b. Cannon, James E. III RSP 997 – Requesting a six month extension on his Provisional License. **Com. Rasmussen motioned to grant him a 6 month extension. Com. Buckley 2nd, and the vote carried unanimously**
- c. Dobson, Sean RSP 864 – Requesting a 90 day extension on his Provisional License, due to expire on 2/27/07. **Com. Rasmussen motioned to grant him a 6 month extension effective 2/27/07. Com. Tetreault 2nd, and the vote carried unanimously.**
- d. Gil, Humberto – Requesting a 120 day extension on his Provisional License. **Com. Rasmussen motioned to grant him a 6 month extension effective 1/07. Com. Tetreault 2nd, and the vote carried unanimously.**
- e. Grayson, Melisa RSP 833 – Requesting 90 day extension on her Provisional License. **Com. Tetreault motioned to grant her an extension until 4/30/07. Com. Hunter 2nd, and the vote carried unanimously.**
- f. Lengyel, William – Requesting a 120 day extension on his Provisional License. **Com. Rasmussen motioned to grant him a 6 month extension effective 1/07. Com. Tetreault 2nd, and the vote carried unanimously.**
- g. Pratt, Susan S. – Requesting an extension on her Provisional License that will expire on 4/23/07. **Com. Rasmussen motioned to grant him a 6 month extension. Com. Hagearty 2nd, Com. Tetreault recused himself and the vote carried unanimously.**
- h. Reid, Kevin D. – Requesting an extension on his Provisional License that expired on 2/25/07. **Com. Hagearty motioned to grant him an extension until 4/30/07. Com. Tetreault 2nd, and the vote carried unanimously.**
- i. Stratton, William RSP 866 – Requesting an extension on his Provisional License. **Com. Hagearty motioned to grant him an extension until 4/30/07. Com. Tetreault 2nd, and the vote carried unanimously.**

- j. **Com. Hagearty motioned to add Leonard Courtemache to the agenda. Com. Tetreault 2nd, and the vote carried unanimously.** Leonard is applying for his Certified Residential Appraisal License. **Com. Rasmussen motioned to approve his application. Com. Buckley 2nd, and the vote carried unanimously.**
- k. **Com. Hagearty motioned to add Ben Baldwin, and Paul Gruchacz to the agenda. Com. Tetreault 2nd, and the vote carried unanimously.**
 - i. Paul Gruchacz – Requesting to renew his lapsed license (certified appraiser). **Com. Rasmussen motioned to approve him to sit for the CT exam. Com. Tetreault 2nd, and the vote carried unanimously.**
 - ii. Ben Baldwin – Requesting a 90 Day extension on his Provisional License due to expire 3/5/07. **Com. Buckley motioned to grant him a six month extension on his License effective 3/5/07. Com. Tetreault 2nd, and the vote carried unanimously.**
- l. **Com. Tetreault motioned to add the following applicants/Licensee to the agenda. Com. Buckley 2nd, and the vote carried unanimously.**
 - i. Page, Douglas – Seeking equivalency of previously courses. **Com. Buckley motioned to approve his request subject to DCP final review. Com. Tetreault 2nd, and the vote carried unanimously.**
 - ii. Kaplan, Denise – Seeking extension on her Provisional License. **Com. Tetreault motioned to grant her a 3 month extension. Com. Hunter 2nd, and the vote carried unanimously.**
 - iii. Goodman, Dennis – Seeking extension on his Provisional License. **Com. Tetreault motioned to grant him a 6 month extension. Com. Hunter 2nd, and the vote carried unanimously.**
 - iv. Pierce, Jason – Seeking extension on his State Certified Appraiser’s License. **Com. Buckley motioned to grant him a 6 month extension. Com. Tetreault 2nd, and the vote carried unanimously.**
 - v. Williams, Dorothy – Seeking extension on her license. **Com. Tetreault motioned to grant her a 6month extension. Com. Buckley 2nd, and the vote carried unanimously.**
 - vi. Rose, Sandra – Tabled
 - vii. Nuzyk, Joe – Seeking extension on his license. **Com. Tetreault motioned to grant him a 6 month extension. Com. Buckley 2nd, and the vote carried unanimously.**
 - viii. Pollack, Harold – Seeking educational 7 hours equivalency towards his license. **Com. Tetreault motioned to approved his request. Com. Buckley 2nd, and the vote carried unanimously.**

4. NEW BUSINESS

- a. Linda Dick & John Vincze of Gateway Community College would like to appear before the commission. **Tabled until April’s agenda at 9:30 a.m.**

5. OLD BUSINESS

- d. Calise, Michael – Submitted a written request at January’s meeting, seeking educational equivalency for courses taught at the Westport Real Estate Institute. The Commission requests him to appear at February’s meeting to clarify his request.
Com. Hagearty motioned to grant him 36 hours of QE due to his teaching history. Com Tetreault 2nd, and the vote carried unanimously.
- e. Frederick Kamp - Correspondence from Sandra G. Arenas, Assistant Attorney General. & correspondence from Mr. Kamp to Edwin R. Rodriguez, Commissioner DCP.
Mr. Kamp’s application will be review by the DCP staff.
- f. Elias Nahas – Discussion re: letters to sponsors (Gary Olcha & Peter Hastings).

6. APPLICATION FOR APPROVAL

- a. Donner, Donald R. II, Certified General Appraiser applicant – Requesting Pre-Certification Education Credit. **Com. Tetreault motioned to except UConn’s courses 232 & 233, and will grant him 60 hours of QE. Com. Buckley 2nd, and the vote carried unanimously.**
- b. **APPRAISAL CANDIDATES APPROVED FOR THE MONTH OF FEB/MARCH, 2007**
Com. Tetreault motioned to approve as recommended by DCP. Com. Buckley 2nd, and the vote carried unanimously.

CANDIDATE’S NAME	TYPE OF LICENSE	DATE OF APPROVAL	SPONSOR	COMMENTS
PROVISIONAL APL				
BALETTTO, BRADLEY J.	PROV. APPRAISER	2/14/07	ARNOLD MIKULSKI	OK TO ISSUE LIC. PAID LIC. FEE
BARTO, JANET L.	PROV. APPRAISER	2/14/07	ARLENE KELLY-KRANZ	OK TO ISSUE LIC. PAID LIC. FEE
BELIVEAU, CARL B.	PROV. APPRAISER	2/14/07	ROBERT SCHUSTER	PD LIC FEE
CALISE, MICHAEL	PROV. APPRAISER	2/14/07	FRANK BRENNAN	TO APPEAR
FONTANA, JOHN	PROV. APPRAISER	2/14/07	MICHAEL PARSELL	APPL APPRVD - LIC FEE DUE
GRECO, DANIEL B.	PROV. APPRAISER	2/14/07	PAUL QUIROGA	PD LIC FEE
HUNTLEY, DENISE K.	PROV. APPRAISER	2/14/07	LEROYAL LEBLANC	APPL APPRVD
JULIANO, PHILIP L.	PROV. APPRAISER	2/14/07	MICHAEL GOLD	PD LIC FEE
CANDIDATE’S NAME	TYPE OF LICENSE	DATE OF APPROVAL	SPONSOR	COMMENTS
LICATA, JESSICA R.	PROV. APPRAISER	2/14/07	SCOTT BEECHER	PD LIC FEE
LIPMAN, DEBORAH P.	PROV. APPRAISER	2/14/07	MICHAEL PECORINO	PD LIC FEE
MAINA, MATHENGE I.	PROV. APPRAISER	2/14/07	GARRY BROOKE	PD LIC FEE
MINUIT, NICOLE M.	PROV. APPRAISER	2/14/07	JO-ANN ANSALDO	APPL APPRVD

O'NEIL, SHAWNA J.	PROV.APPRAISER	2/14/07	RICHARD SEAMAN, JR ARLENE KELLY-KRANZ	PD LIC FEE
PARISI, JAMES S. REICHER, RYAN R. URBAN, III, ROBE G.	PROV APPRAISER PROV.APPRAISER PROV.APPRAISER	2/14/07 2/14/07 "	INTA MOYLAN PEGGY REICHER ARNOLD MIKULSKI	PD LIC FEE PD LIC FEE PD LIC FEE
RESIDENT APLCNT				
BONAKER, AMY J.	CERT RES APPR	2/14/07		APPRVD TO TAKE EXAM. via "SEGMENTED SCENARIO"
CANNON, III, JAMES E.	CERT RES APPR	"		APPRVD TO TAKE EXAM via "SEGMENTED SCENARIO"
CHAMPAGNE, ROB'T H.	CERT RES APPR	"		APPRVD TO TAKE CERT RES EXAM
CIABURRI, PAUL J.	CERT RES APPR	"		APPVD TO TAKE EXAM. via "SEGMENTED SCENARIO"
GLAUDE, JULIE B.	CERT RES APPR	"		APPRVD TO TAKE EXAM via "SEGMENTED SCENARIO"
LAWRYNOWICZ, LORI	CERT RES APPR	"		APPRVD TO TAKE CERT RES EXAM SUBJECT TO DOCS
LOPIN, ROBERT J.	CERT RES APPR	"		APPVD TO TAKE EXAM via "SEGMENTED SCENARIO"
NASH, DAVID S.	CERT RES APPR	"		APPRVD TO TAKE CERT RES APPR EXAM
PAULO, FRANCISCO	CERT RES APPR	"		APPRVD TO TAKE EXAM via "SEGMENTED SCENARIO"
WALCZYK, TOM	CERT RES APPR	"		APPL PREVIOUSLY DENIED APPRVD TO TAKE EXAM NOW
WILLIS, LAUREN R.	CERT RES APPR	"		APPRVD TO TAKE EXAM
DENIED				
PAGE, DOUGLAS C.	CERT. GEN. APPR.	2/14/07		CURRENTLY A RCR APPR. MUST CONFIRM EDUCATION CRITERIA NO SAMPLES NO EXPERIENCE LOG NO "SEGMENTED SCENARIO"
STRATTON, WILLIAM J.	CERT. RES. APPR.	2/14/07		INCOMPLETE EXP. LOG NOT SIGNED QUARTERLY HRS NOT TOTALED
SUTULA, DANIEL P.	CERT. GEN. APPR.	2/14/07		LAPSED RCG 1996 NO PROOF OF USPAP NO APPRSL EXP. LOG SAMPLES ARE FROM 1988
DENIED Non-Res		2/14/07		
MARRA, RICHARD S.	CERT. RES. APPR.	2/14/07		NEED ORIGINAL PROOF OF BEING CERT IN NEW JERSEY
DENIED PROVISIONAL				
KNECHT, PHILIP	PROVISIONAL	2/14/07		INCOMPLETE APPL. NO PROOF OF EDUCATION
CANDIDATE'S NAME TYPE OF LICENSE DATE OF APPROVAL SPONSOR COMMENTS				
APPROVED NON-RES				
CULLEN, THOMAS J.	CERT. RES. APPR.	2/14/07		APPRVD RECIP W/ R I AWAITING 1 ST CERT FEE

DiPERNA, GARY L.	CERT RES APPR	2/14/07	APPRVD RECIP W/ MASS PAID CERT FEE - CERT ISSUED
FERRARO, PETER	CERT RES APPR	2/14/07	APPRVD RECIP W/ N Y AWAITING 1 ST CERT FEE
KEEGAN, PATRICK	CERT GEN APPR	2/14/07	APPRVD RECIP W/ R I PAID CERT FEE - CERT ISSUED

7. APPROVED REAL ESTATE APPRAISAL COURSE APPLICATIONS

a. American Ground Water Trust

- i. Public Health, Ground Water & Water Wells 3Hours CE

b. Appraisal Institute

- i. General Appraiser Sales Comparison Approach 30 Hours CE/PL
ii. The Professional's Guide to the Uniform Residential 7 Hours CE
iii. General Appraiser Site Valuation o& Cost Approach 30 Hours CE/PL
iv. Appraising High Value & Historic Home 7 Hours CE
v. Basic Income Capitalization 39 Hours CE/PL
vi. Apartment Appraisal: Concept & Applications 16 Hours CE/PL
vii. National USPAP 15 Hours Course 15 Hours PL
viii. Advanced Income Capitalization 40 Hours CE/PL
ix. Highest & Best Use & Market Analysis 40 Hours CE/PL
x. Advanced Sales Comparison & Cost Approaches 40 Hours CE/PL
xi. Report Writing & Valuation Analysis 40 Hours CE/PL
xii. Advanced Applications 40 Hours CE/PL
xiii. Income Valuation of Small, Mixed-Use Properties 16 Hours CE/PL
xiv. Sales Comparison Valuation of Small Mixed-used
Properties 16 Hours CE/PL
xv. The Appraiser as an Expert Witness:
Preparation & Testimony 16 Hours CE
xvi. Litigation Appraising: Specialized
Topic & Applications 16 Hours CE
xvii. Analytics with the Site To Do Business 7 Hours CE

c. The Appraisal Academy

- i. Limiting Appraiser Liability Exposure 7 Hours CE

d. Connecticut Association of Home Inspectors, Inc.

School Application (*DENIED*)

e. Connecticut Real Estate Academy

- i. Environmental Problems & CT Law 3 Hours CE
ii. Current Issues in Real Estate I 3 Hours CE (*DENIED*)
iii. Current Issues in Real Estate I 3 Hours CE

f. Foundation of Real Estate Appraisers

- i. Advanced Issues in Appraising 21 Hours CE (*DENIED*)

g. Lincoln Graduate Center

- i. Basic Appraisal Principles 30 Hours PE
ii. Basic Appraisal Procedures 30 Hours PE
iii. Residential Market Analysis & Highest & Best Use 15 Hours CE/PE
iv. Residential Appraiser Site Valuation & Cost Approach 15 Hours CE/PE
v. Residential Sales Comparison & income Approach 30 Hours CE/PE

- vi. Residential Report Writing & Case Studies 15 Hours CE/PE
- h. Massachusetts Board of Real Estate Appraisers**
 - i. Basic Appraiser Principles 30 Hours PE
 - ii. Market Analysis & Highest & Best Use 15 Hours PE
 - iii. Residential Sales Comparison & Income Approaches 30 Hours PE
 - iv. Residential Report Writing 15 Hours PE
- i. McKissock LP**
 - i. Fair Housing – Online 4 Hours CE
- j. MidState Business & Real Estate Training Cente**
 - i. Mastering Real Estate Appraisal 75 Hours PE (*DENIED*)
 - ii. Like Kind Exchanges 3 Hours CE
- k. Middlesex Shoreline Real Estate School**
 - i. Dealing with Distressed Properties 3 Hours CE
- l. New Haven Real Estate School**
 - i. Red Flags Property Inspection Guide Online 3 Hours CE
 - ii. Real Estate Finance Today Online 3 Hours CE
 - iii. Property Mngmnt & Managing Risk Online 4 Hours CE (*DENIED*)
 - iv. Mastering Real Estate Appraisal Online 3 Hours CE
 - v. Environmental Issues in Real Estate (*DENIED*)
- m. The American Society of Farm Managers & Rural Appraisers, Inc.**
 - i. Basic Appraisal Procedures 30 Hours CE/PE
- n. University of CT**
 - i. CCMA IB – Assessment Valuation 4 Hours CE
 - ii. CCMA II A – Introduction to Appraisal Principles 4 Hours CE
 - iii. CCMA II B – Application of Valuation Techniques 4 Hours CE
 - iv. CCMA III – Income Approach to Value 4 Hours CE
 - v. CCMA I A – Assessment Administration 4 Hours CE

Com. Rasmussen motioned to approve the above school except those that are noted (*Denied*). Com. Tetreault 2nd, and the vote carried unanimously.

8. ADJOURN

Com. Buckley motioned to adjourn the meeting. Com. Tetreault 2nd, and the vote carried unanimously. Meeting adjourn at 10:25 a.m.

Com. Buckley

Respectfully submitted,

Sallie Pinkney
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, April 13, 2007 in Room 126