

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION**

**Minutes of Meeting
February 17, 2010**

The meeting of 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. - 1sr District) Francis Buckley, Jr. (Cert. Gen. App. - 2 nd District) Sean T. Hagearty (Cert. Gen. App. - 2 nd District) Norris Hawkins (Public Member – 1 st District) John Parda (Public Member - 5 th District)
Commission Members Absent:	Nicholas J. Tetreault (Cert. Gen. App - 3 rd District) Gerald Rasmussen (Cert. Gen. App. - 4 th District)
Commission Vacancies:	One Public Member
Commission Counsel Present:	None
DCP Staff Present:	Sallie R. Pinkney, Board Administrator Linda Keift-Robitalle, Real Estate Examiner Vicky Bullock, Principal Attorney Linda Roberts, Executive Assistant
Public Present:	Stephanie Chirico David Berlin Mike Martone John Galvin

Note: The administrative functions of this Commission are carried out by the Department of Consumer Protection, Real Estate Division. For information please call Sallie Pinkney, Board Administrator at 860-713-6140 or visit www.ct.gov/dcp.

1. REVIEW MINUTES OF PREVIOUS MEETINGS

- a. Review Minutes of Meeting of January 13, 2010. **It was moved by Commissioner Buckley, Chairman Italia 2nd, and the vote carried to approve the Minutes as amended.**

2. SWEARING IN NEW MEMBERS

- a. John Parda Public Member of the 5th District was sworn in by Attorney Vicky Bullock.

3. REQUEST FOR EXTENSION

- a. Almeida, Sidney RSP 1346. **It was moved by Commissioner Buckley, Commissioner Hagearty 2nd, and the vote carried to deny an extension, and recommend he follow the RCR license requirement.**
- b. Piazza, Christina RSP 845. **Withdrawn**

4. REQUESTING EQUIVALENT EDUCATION CREDIT

It was moved by Commissioner Hagearty, Chairman Italia 2nd, and the vote carried to add agenda items 4: j – n

- a. Cambino, Gina RCR seeking continuing education equivalency credit for CCMA 1A course. **It was moved by Chairman Italia, Commissioner Hawkins 2nd, and the vote carried to approve her for 12 hours of continuing education equivalency**
- b. William Day – RCG seeking continuing education equivalency credit for courses taken at UCONN Gelfond, **It was moved by Buckley, Chairman Italia 2nd and the vote carried to approve him for 18 hours of continuing education equivalency.**
- c. Daniella RCR seeking continuing education equivalency for teaching Basic Principles. **It was moved by Commissioner Hagearty, Chairman Italia 2nd, and the vote carried to grant her 14 hours of continuing education equivalency.**
- d. Gelfond, Jay seeking continuing education equivalency for teaching Basic Principles. **It was moved by Commissioner Hagearty, Chairman Italia 2nd, and the vote carried to grant her 14 hours of continuing education equivalency.**
- e. Kieft-Robitaille, Linda RCR seeking continuing education equivalency for work experience. **It was moved by Commissioner Hagearty, Commissioner Buckley 2nd, and the vote carried to grant her 14 hours of continuing education equivalency.**
- f. Paliulis, Anne seeking continuing education equivalency for CCMA III course. **It was moved by Commissioner Hagearty, Commissioner Buckley 2nd, and the vote carried to grant her 18 hours of continuing education equivalency.**

- g. Rummel, Theodore RCG seeking continuing education equivalency for CCMA 1B course. **It was moved by Commissioner Buckley, Commissioner Hagearty 2nd, and thee vote carried to grant him 12 hours of continuing education equivalency.**
- h. St. Pierre, Carla RCR seeking continuing education equivalency for CT buyer agency & CT disclosure course. **It was moved by Chairman Italia, Commissioner Hagearty 2nd, and the vote carried to deny her request.**
- i. Zarembo, Ted RCG seeking continuing education equivalency for AI course. **It was moved by Commissioner Hagearty, Commissioner Buckley 2nd, and the vote carried to grant him 7 hours of continuing education equivalency.**
- j. Baumann, Marilyn RCR seeking continuing education credit for CAAO Revaluation Course. **Tabled.**
- k. Champagne, Paul RCG seeking continuing education credit for Convention of Counselors of Real Estate. **It was moved by Commissioner Hagearty, Commissioner Italia 2nd, and the vote carried to grant him 14 hours of continuing education equivalency.**
- l. Denoto, Thomas RCR seeking continuing education credit for IAAO 112 Income Approach & CAAO Three Approaches to Value. **It was moved by Chairman Italia, Commissioner Buckley 2nd, and the vote carried to grant him 6 hours of continuing education equivalency.**
- m. Digiovanna, John RCR seeking continuing education credit for IAAO 112 Income Approach & IA00 300 fundamentals of Mass Appraisal. **It was moved by Commissioner Hagearty, Chairman Italia 2nd, and the vote carried to grant him 18 hours of continuing education equivalency.**
- n. Rasmussen, Theresa, RCG seeking continuing education credit for AI Seminar: Jersey Boys; 2009 Real Estate Economic Forecast; and Appraisers Answer. **It was moved by Chairman Italia, Commissioner Buckley 2nd, and the vote carried to grant her 6 hours of continuing education equivalency.**

5. APPLICATIONS FOR APPROVAL

- a. Lipman, Deborah RCG applicant submitting logs for approval. **Logs selected**
- b. Chirco, Stephanie RCR applicant submitting logs for approval. **It was moved by Commissioner Hagearty, Commissioner Hawkins 2nd, and the vote carried to approve her logs as submitted. She must attend the March 10, 2010 meeting for final approval**

6. LEGAL .- Agreements

- a. Docket No. 2010-090 – **Must take a USPAP, and a Report Writing course plus pay a civil penalty in the amount of \$500.00.**
- b. Docket No. 2010-091 – **Must take a USPAP course and pay a civil penalty in the amount of \$500.00**
- c. Docket No. 2010-092 - **Must take a USPAP course and pay a civil penalty in the amount of \$500.00**

7. CASES FOR REVIEW

- a. Case No. 2010-13 – Need Commission Member to review (Sr. Housing Property). **Chairman Italia will review.**
- b. Case No. 2009-3502 – Need Commission Member to review (Mixed Use Property). **Commissioner Buckley will review.**
- c. Case No. 2009-5533 – Need Commission Member to review. **Commissioner Hagearty will review.**

8. NEW BUSINESS

- a. Commissioner Hagearty will speak on BPO's at the Instructors Seminar on 4/9/2010.
- b. Email from Neil of the ASC explaining the segmented scenario deadline. **It was moved by Commissioner Hagearty, Chairman Italia 2nd, and the vote carried to modify the original segmented scenario requirement to "Appraisal Education Only". A segmented applicant that completed education by 12/31/2007, and successfully passes the exam does not have to take additional education if all other requirements are met by 12/31/2010. RCR's must have completed 120 hours of education and RCG's must have completed 180 hours of education prior to 12/31/2007.**
- c. John Galvin, President of the Appraisal Institute, and Mike Martone, a Lobbyist hired by the Appraisal Institute to assist with getting senate bill 13 passed presented a draft of an Act concerning Real Estate Appraisal Management Company Registration and Regulation. They are seeking an opinion from CREAC, and would like feedback. The Commission will review the draft and render their comments/suggestions to the appropriate parties.

9. OLD BUSINESS:

- a. It was moved by Commissioner Hagearty, Commissioner Buckley 2nd, and the vote carried to add David Berlin to the agenda. Mr. Berlin is seeking an extension on his RCR application under the segmented scenario. **It was moved by Commissioner Hagearty, Chairman Italia 2nd, and the vote carried approve his application without taking additional education subject to him passing the exam by 12/31/2010, and complete his remaining hours of experience.**

10. SCHOOL AND COURSE APPLICATION FOR February 10, 2010

- a. **American Society of Farm Managers & Rural Appraisers, Inc.**
 - i. Uniform Country Residential Report 7 hours CE

- b. **Appraisal Institute**
 - i. Res. Sales Comp. & Income Approach 18 hours CE
 - ii. Basic Appraisal Procedures 18 hours CE
 - iii. Res. Site Val & Cost Approach 15 hours CE
 - iv. Basic Appraisal Principles 18 hours CE
 - v. Sub-div Valuation 7 hours CE
 - vi. Quality Assurance in Res. Appraisal 7 hours CE
 - vii. Appraisal Review Seminar – General 7 hours CE
 - viii. Reviewing Res. Applications online 7 hours CE
 - ix. Res. Design: The Makings of a Good House 7 hours CE
 - x. Forecasting Revenue 7 hours CE
 - xi. Office Building Valuation 7 hours CE
 - xii. Forecasting Revenue Online 7 hours CE

- c. **Dynasty School**
 - i. 2010 – 2011 National USPAP Online 7 hours CE
 - ii. Real Estate Finance, Appraisers Edition 18 hours CE/45 hours PL

- d. **Career WebSchool**
 - i. Res. Market Analysis & Highest/Best Use Online 14 hours CE
 - ii. Res. Report Writing Case Studies Online 14 hours CE
 - iii. Res. Site Valuation Cost Approach Online 14 hours CE

- e. **Great Hartford Association of Realtors**
 - i. Code of Ethics **DENIED**

- f. **Just Valuation Inc. (JVI)**
 - i. JVI Appraising Residential REO Properties 6 hours CE

- g. **McKissock, LP**
 - i. Mortgage Fraud: Protect Yourself 7 hours CE
 - ii. Risky Business **TABLED**
 - iii. 2010 – 2011 National USPAP 7 hours CE
 - iv. Residential Report Writing 7 hours CE

h. Professional Business Institute

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|---|---------------|
| i. Real Estate Finance Today | 6 hours CE |
| ii. Ethic in Today's RE World | DENIED |
| iii. Understanding 1031 Tax –Free Exchange | 3 hours CE |
| iv. Reverse Mortgage for Senior Homeowners | 3 hours CE |
| v. Mortgage Fraud & Predatory Lending | 3 hours CE |
| vi. Understanding the Independent Living | DENIED |
| vii. Mandatory CT Appraisal Law Update | DENIED |

i. Real Estate Consortium of CT Community Colleges

- i.** Distressed RE & Investing Following the Great Recession 3 hours CE

It was moved by Commissioner Hagearty, Commissioner Buckley 2nd, and the vote carried to approve the Schools as present by DCP with the exception of agenda items e i, g ii, h ii, vi, & vii.

11. COMMENTS/CONCERN OF ANY PERSON PRESENT

12. ADJOURN

Respectfully submitted,

Sallie Pinkney
Board Administrator

The next meeting of this Commission is scheduled for Wednesday, March 10, 2010 in Room 126