

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
December 15, 2010**

The meeting of was called to order by Christopher Italia, Chairman at 8:30 A.M. in Room 119 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)
Sean T. Hagearty (Cert. Gen. App. - 2nd District)
Norris Hawkins (Public Member – 1st District)
Gerald Rasmussen (Cert. Gen. App. - 4th District)

Commission Members Absent: Francis Buckley, Jr. (Cert. Gen. App. - 2nd District)
John Parda (Public Member – 5th District)

Commission Vacancies: One Public Member

Commission Counsel Present: None

DCP Staff Present: Howard Osden, Board Secretary
Linda Kieft-Robitaille, Real Estate Examiner
Vicky Bullock, Principal Attorney

Public Present: Joseph Czarkowski Rebecca Leeds
Frank O'Neill Craig Lerman
Jim Kyle Louis Mihalakos
Necemettin Kose

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information contact Richard M. Hurlburt, Director at (860) 713-6135 or Fax: (860) 713-7230.

Agency Website: www.ct.gov/dcp

Division E-Mail: occprotrades@ct.gov

Chairman Italia called the meeting to order at 8:30 AM.

Linda Kieft-Robitaille, DCP Real Estate Examiner, requested that the application of Craig Lerman be added to the agenda. It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, to add the application to the agenda as number 4, letter e. The motion was passed unanimously.

Examiner Kieft-Robitaille requested that a member volunteer to step down to handle a case involving a commercial office building in Stratford, Chairman Italia volunteered to step down to handle this case, providing it could be scheduled for a date to be determined in January, 2011. Examiner Kieft-Robitaille indicated such scheduling was acceptable. Chairman Italia will step down to handle the case.

1. REVIEW MINUTES OF PREVIOUS MEETINGS

- a. Review Minutes of Meeting of November 10, 2010.**

It was moved by Commissioner Tetreault, Commissioner Hagearty 2nd, to approve the Minutes as submitted by DCP, and the motion was passed unanimously.

2. NEW MEMBER

- a. Swearing In New Commission Member Kathleen Kelly Zabel.**

Marked over until 1/12/2011.

3. LEGAL

- a. Kose, Necemettin RSP – Continuing Education Audit.**

It was moved by Chairman Italia, Commissioner Tetreault 2nd and the motion was approved to reduce the penalty for non-compliance from \$400 to \$75 provided Mr. Kose complete the 7 hour USPAP course by 1/15/2011, with proof of course completion to be presented to Attorney Bullock by that date. If class certificate is not submitted to Attorney Bullock by 1/15/2011 the penalty will revert back to \$400. Commissioner Hagearty voted in support of the motion, while Commissioners Rasmussen and Hawkins voted opposed. In addition to the CE Audit issue, Mr. Kose was advised that after the audit issue is satisfied, his license cannot be issued until he has secured a (new) sponsor.

4. APPLICATIONS FOR APPROVAL

- a. Mihalakos, Louis RCR – applicant submitting samples for approval.**

It was moved by Commissioner Tetreault, Commissioner Hagearty 2nd, and the motion carried unanimously to approve his samples. Mr. Mihalakos stated his intention to upgrade his license today.

- b. Czarkowski, Joseph RCR – applicant submitting samples for approval.

It was moved by Commissioner Tetreault, Chairman Italia 2nd, and the motion carried unanimously to approve his samples. Mr. Czarkowski was reminded that he should upgrade his license today, if possible, as his exam results expire on 12/17/2010. He stated his intention to do so.

- c. Jaeger, Jonathan RCG – (not present) applicant submitting samples for approval.

It was moved by Chairman Italia, Commissioner Hagearty 2nd, and the motion carried unanimously to approve his log, and to instruct Mr. Jaeger to re-submit his samples for the January 12, 2011 meeting and that his submission is to include a sample of a mixed use property and a sample using all three approaches, including the cost approach.

- d. Leeds, Rebecca former RSP seeking approval of past courses & work.

It was moved by Chairman Italia, Commissioner Hagearty 2nd, and the motion carried unanimously that Ms. Leeds take the new USPAP course, then submit a new application for her provisional license, after which she must take 225 hours of new education and have one year of current experience/samples to qualify for the Certified General Appraiser examination. Commissioner Rasmussen abstained.

- e. (added item) Lerman, Craig CRA applicant seeking approval of past work.

It was moved by Chairman Italia, Commissioner Hagearty 2nd, and the motion carried unanimously that Mr. Lerman be approved for the Certified Residential Appraiser license subject to Mr. Lerman submitting four acceptable work samples by April 1st for review and approval by the Commission at the April 13, 2010 meeting. If said samples are not approved by the Commission, Mr. Lerman will become subject to the full current requirements for licensure.

5. NEW BUSINESS

- a. Proposed 2010 meeting schedule was reviewed.

It was moved by Commissioner Hagearty, Commissioner Rasmussen 2nd, and the motion carried unanimously to approve the meeting schedule.

6. OLD BUSINESS

- a. Attorney Bullock presented a consent agreement (respondent: Greenlaw) for signature by the Chairman.
- b. Attorney Bullock apprised the Commissioners that on Tuesday, 12/21/2010, there will be a meeting on regulation review at the Legislative Office Building, should any of members desire to attend.

It was moved by Commissioner Tetreault, Commissioner Rasmussen 2nd, to add a course application to the agenda which had been submitted to the Commission for review, but which had been inadvertently left off the agenda, under number 7-d, (McKissock LP), the course named: Environmental Contamination of Income Properties (Online), for 5 hours CE, and that the course be listed as item ix.

7. SCHOOL AND COURSE APPLICATION FOR NOVEMBER 10, 2010

- a. American School of Real Estate Express**
 - i. 2010-2011 USPAP 15 hours PL

- b. American Society of Farm Managers and Rural Appraisers Inc**
 - i. Advanced Applications to Value for Rural Appraisal (renewal) 45 hours PL
 - ii. National USPAP Course 7 hours CE
 - iii. Introduction to Appraisal Review 14 hours CE
 - iv. Appraisal Review Under USPAP 22 hours CE
 - v. Appraisal Review Under Uniform Appraisal Standards for Federal Land Acquisitions 16 hours CE
 - vi. Advanced Appraisal Review Case Studies 16 hours CE
 - vii. Advanced Rural Case Studies 36 hours CE

- c. Massachusetts Board of Real Estate Appraisers**
 - i. 2010-2011 USPAP Update 7 hours CE
 - ii. 2010-2011 National USPAP Course (Renewal) 15 hours PL
 - iii. 2010 New England Appraisers Expo-Residential Program 6 hours CE
 - iv. 2010 New England Appraisers Expo-Commercial Program 6 hours CE

- d. McKissock LP**
 - i. ERC: Techniques for Relocation Appraisals 7 hours CE
 - ii. Even Odder – More Oddball Appraisals (Renewal) (Online) 7 hours CE
 - iii. Financial Reform, Fannie Mae, and Appraisers 7 hours CE
 - iv. Residential Appraisal Review 7 hours CE
 - v. Introduction to Residential Green Building for Appraisers 4 hours CE
 - vi. 2010-2011 National USPAP Update Equivalent 7 hours CE
 - vii. General Appraiser Sales Comparison Approach (Online) 30 hours PL
 - viii. General Report Writing and Case Studies (Online) 30 hours PL
 - ix. (added item) Environmental Contamination of Income Properties (Online) 5 hours CE

- e. Appraisal Institute**
 - i. Online Professional’s Guide to the Fannie Mae 2-4 Unit Form 1025 (Renewal) (Online) 10 hours CE
 - ii. Online Residential Sales Comparison and Income Approach (Online) 30 hours PL
 - iii. Residential Market Analysis and Highest and Best Use 15 hours PL

- f. Tiger Group Inc. (New School Application – CE)**

After discussion, it was moved by Commissioner Hagearty, that the schools be approved as presented by Commissioner Tetreault, with agreed upon changes made: that the class listed as 7-b-i: Advanced Applications to Value for Rural Appraisal (renewal) be approved for 45 hours PL, (as classes can only be approved in whole hour increments), and that the course item added to the agenda, 7-d-ix: Environmental Contamination of Income Properties (Online), be approved for 5 hours CE. Commissioner Tetreault 2nd. The motion carried unanimously.

8. ADJOURN

It was moved by Commissioner Rasmussen, Chairman Italia 2nd, and the motion carried unanimously to adjourn the meeting at 10:01 a.m.

Respectfully submitted,

Howard Osdan
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, January 12, 2011 in Room 126