

**STATE OF CONNECTICUT  
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION  
Minutes of Meeting  
November 12, 2014**

The meeting was called to order by Christopher Italia, Chairman, at 8:43 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. Gen. App. - 3<sup>rd</sup> District)  
John J. Galvin Jr. (Cert. Gen. App. – 5<sup>th</sup> District)  
Shawna M. Baron (Cert. Res. App – 5<sup>th</sup> District)  
Norris Hawkins (Public Member - 1<sup>st</sup> District)

Commission Members Absent: Gerald Rasmussen (Cert. Gen. App. – 4<sup>th</sup> District)

Commission Vacancies: Public Member (2)

Commission Counsel Present: Alan N Ponanski, Assistant Attorney General

DCP Staff Present: Linda Kieft-Robitaille Richard Maloney  
Vicky Bullock  
Robin Washbond

Public Present: Jim Kyle  
Terry Obey  
Charles Walsh  
Autumn Brooke  
Garry Brooke

**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.

Department of Consumer Protection Web Site: [www.ct.gov/dcp](http://www.ct.gov/dcp)  
Division E-Mail: [DCP.OccupationalProfessional@ct.gov](mailto:DCP.OccupationalProfessional@ct.gov)

## **MINUTES OF PREVIOUS MEETINGS**

It was moved by Commissioner Italia, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to approve the minutes of the October 8, 2014 CT Real Estate Appraisal Commission meeting.

## **NEW APPLICANTS**

1. **Bryan Graham, RSP - Review of logs & sample selection**
2. **Barbara Antonicka, RSP - Review of logs & sample selection**
3. **Pam Riley, RSP - Review of logs & sample selection**
4. **Christopher Martin, RSP - Review of logs & sample selection**
5. **Peter Lye, RSP - Review of logs & sample selection**
6. **Rebecca Leeds, RSP - Review of logs & sample selection**

It was moved by Commissioner Tetreault, Commissioner Baron 2<sup>nd</sup>, and the motion carried unanimously to approve the logs, and samples were selected for the above mentioned applicants.

### **7. Inera Shepard, RSP - Review of logs & sample selection**

It was moved by Commissioner Italia, Commissioner Galvin 2<sup>nd</sup>, and the motion carried unanimously to table this matter.

### **8. Stephane Cammarata, RCR - Review of logs & sample selection: Upgrading from RCR to RCG**

The Commission requested that Mr. Cammarata appear at the December meeting along with his sponsor. Samples were selected.

### **9. Steven Ferreira, RSP - Review of logs & sample selection**

It was moved by Commissioner Tetreault, Commissioner Baron 2<sup>nd</sup>, and the motion carried unanimously to table this matter.

### **10. Autumn Brooke, RSP – Review of samples**

It was moved by Commissioner Tetreault, Commissioner Galvin 2<sup>nd</sup>, and the motion carried unanimously to continue this matter at the December meeting.

## **REQUESTING EQUIVALENT EDUCATION CREDIT**

### **Robert Moore, RCR – Seeking 3 hours equivalent CE for webinar: ‘How to Handle and Adjust for Concessions’**

It was moved by Commissioner Tetreault, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to grant 3 hours equivalent education credit.

## **LEGAL**

### Continuing Education Audit

1. **Docket No. 2014-473 / Anthony Bisignano, RCR**  
Compliant.
2. **Docket No. 2014-478 / Thomas Gould Jr., RCG**  
Compliant – will be reinstated.
3. **Docket No. 2014-480 / Lawrence Jeznach, RCR**  
Must complete Mandatory Law Course before the January 2015 meeting.
4. **Docket No. 2014-481 / Seth Markowitz, RCG**  
Compliant.
5. **Docket No. 2014-487 / Alfred Benjamin, RCR**  
Compliant.
6. **Docket No. 2014-488 / Mark Kitchen, RCG**  
Compliant.
7. **Docket No. 2014-489 / Fred Palmieri, Jr., RCR**  
Must complete Mandatory Law Course before the January 2015 meeting.

It was moved by Commissioner Tetreault, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to accept the Department's legal report as presented.

## **OLD BUSINESS**

- **DOT / E.O.C. Appraisal Analysis – Discussion**

Mr. Terrence Obey, Director (ROW) appeared before the Commission.

Assistant Attorney General Alan Ponanski informed the Commission that Assistant Attorney General Charles Walsh will represent the Commission on this matter.

Commissioner Galvin reported on his visit to the DOT which included a review of their procedures, and the two areas of concern of the Commission: that the consumer be protected and compliance with USPAP. After further discussion, the Commission determined that additional research was necessary and will continue this matter at the January meeting.

- **Appraisal Regulations - Update**

Examiner Linda Kieft-Robitaille reported that the proposed changes to the Appraisal Regulations are currently under review at the Attorney General's Office. A public hearing was held at DCP on October 31, 2014.

## **NEW BUSINESS**

### **Provisional appraisers not upgrading – can they reapply/ extension**

Examiner Linda Kieft-Robitaille asked the Commission for guidelines concerning appraisers in the 6<sup>th</sup> year of their provisional license with no plan to upgrade and are now inquiring about their options. After discussion, the Commission directed Department staff to research the practices of other states for discussion at the next meeting.

## **SCHOOL AND COURSE APPLICATIONS**

### **Appraisal Institute**

Online 2014-15 15-Hour National USPAP Equivalent Course	15 hrs PL
Online 2014-15 15-Hour National USPAP Equivalent Course	15/14 hrs CE
Online General Appraiser Sales Comparison Approach	18 hrs CE
Online General Appraiser Sales Comparison Approach	30 hrs PL
Online General Appraiser Income Approach Part 1	18 hrs CE
Online General Appraiser Income Approach Part 1	30 hrs PL
Online REO Appraisal: Appraisal of Residential Property for Foreclosure	7 hrs CE
Online Introduction to Green Buildings: Principles and Concepts	8/7 hrs CE
Online Case Studies in Appraising Green Residential Buildings	8/7 hrs CE
Supervisory Appraiser/Trainee Appraiser Course	4 hrs CE

### **CT Chapter of the Appraisal Institute**

Flood Disaster Protection Act (FDPA) and National Flood Insurance Program (NFIP)	
What Every Real Estate Appraiser Should Know	2 hrs CE

### **Dynasty School**

Green in Residences and Appraisals (on-line)	7 hrs CE
FHA and VA Today (on-line)	7 hrs CE
General Appraiser Market Analysis and Highest and Best Use (on-line)	15 hrs PL
General Appraiser Market Analysis and Highest and Best Use (on-line)	14 hrs CE

### **McKissock, LP**

The Dirty Dozen (on-line)	3 hrs CE
Appraisal of Land Subject to Ground Leases (on-line)	7 hrs CE
Expert Witness for Commercial Appraisers (on-line)	12 hrs CE
Fundamental Concepts of Analysis (on-line)	7 hrs CE
A Review of Disciplinary Cases – Live Webinar	3 hrs CE

**Tiger Group, Inc**

Don't Let Water Intrusion Sink Your Deal!	3 hrs CE
This Old Connecticut House	3 hrs CE
Residential Construction Practices – Let's Build a House Together	3 hrs CE
Minimize Your Risk, Maximize Your Earnings	Denied

It was moved by Commissioner Tetreault, Commissioner Baron 2<sup>nd</sup>, and the motion carried unanimously to approve the above schools/courses as amended and that the Tiger Group, Inc. course '*Minimize Your Risk, Maximize Your Earnings*' was denied.

**ADJOURN**

It was moved by Commissioner Tetreault, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to adjourn the meeting at 10:51 a.m.

Respectfully submitted,

Robin Washbond  
Commission Secretary

**The next meeting of this Commission is scheduled for Wednesday, December 10 , 2014 at 8:30 a.m. – Room 126**