

APRIL 2004 MINUTES

CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

165 CAPITOL AVENUE
HARTFORD, CONNECTICUT 06106

April 14, 2004

The Connecticut Real Estate Appraisal Commission met on Wednesday, April 14, 2004 at 8:40 a.m. in Room 126 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Commissioners Present: Christopher A. Italia (Cert. Gen. App. – 1st District), Chairman
Russell Hunter (Public Member – 5th District)
Nicholas J. Tetreault (Cert. Res. App. – 3th District)
Francis Buckley, Jr. (Cert. Gen. App. – 2nd District)
Howard L. Luppi (Public Member – 3rd District)

Commissioners Absent: Gerald V. Rasmussen (Cert. Gen. App. – 4th District)

Commission Vacancies: Certified Residential Appraiser – 2nd District
Public Member – 3rd District

Commission Counsel: None

DCP Staff Present: Laureen Rubino, License & Applications Specialist
Elisa Nahas, Administrative Hearings Attorney
Judith R. Booth, Commission Secretary
Timothy Keefe, Real Estate Appraisal Examiner
Edward McMahon, Real Estate Appraisal Examiner

Assistant AG: None

Guests: Alma Samuels

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

The next meeting is scheduled for Friday, May 7, 2004 at 8:30 a.m. in Room 126.

MINUTES

The Real Estate Appraisal Commission approved the Minutes of March 10, 2004.

A motion was made by Commissioner Russell Hunter to approve the Minutes of March 10, 2004. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.

CORRESPONDENCE

The Commission reviewed the following correspondence.

1. March 17, 2004 State Regulatory Update

This document was submitted under "FYI"

2. March 2004, Vol. 6, No. 3, USPAP Q & A

This document was submitted under "FYI"

3. March 8, 2004 correspondence from Valerie Voccio on a Consent Agreement with Jay Flannagan of Flannagan Real Estate and Development, Inc., in Rhode Island. Mr. Flannagan was previously licensed in Connecticut and he'll probably be re-applying to Connecticut.

The Commission briefly discussed this matter. No action was taken.

4. March 30, 2004, faxed letter from Glenn Morgan, Provisional Appraiser, regarding his concern with appraisal procedure of Norman Hubbard and Associates, Inc.

The Commission briefly discussed this matter. No action was taken.

PENDING LEGAL MATTERS

(*) This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.

Elisa Nahas

None

Edward McMahon

2003-478

Commissioner Francis Buckley, Jr., made a motion to table this matter pending a final report. Commissioner Howard Luppi seconded the motion. The motion carried unanimously.

2003-4653

Commissioner Russell Hunter made a motion to table this matter. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.

2003-5793

This matter was tabled. No motion was made to this effect.

2003-5731

Commissioner Russell Hunter made a motion to close this matter. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.

2003-5792

Commissioner Francis Buckley, Jr., made a motion to close this matter. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

2003-5791

Commissioner Francis Buckley, Jr., made a motion to close this matter. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

2003-6745

This matter was tabled. No motion was made to this effect.

2003-6715

This matter was tabled. No motion was made to this effect.

2003-8243

This matter was tabled. No motion was made to this effect.

Tim Keefe

2003-615

Commissioner Howard Luppi made a motion to keep the letter of caution written by Examiner Timothy Keefe and to have the Respondent in this matter appear at the June 9, 2004, meeting at 10:00 a.m. to discuss his role in this case. Examiner Timothy Keefe advised the Commission Secretary that he would write and issue the letter of appearance. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.

Note: Commissioner Nicholas Tetreault stepped down from participating in this case.

Note: Commissioner Russell Hunter recused himself from this case.

2003-7373

The Commission requested that a Commissioner should step down to review this case. This matter was tabled. No motion was made to this effect.

2003-3169

This case number was placed on the agenda in error. The status of this case is closed.

Commissioner Nicholas Tetreault made a motion to send this matter to an informal compliance hearing. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

REQUESTED BY THE COMMISSION TO APPEAR

1. Alma Samuels of Bloomfield, CT, appeared before the Commission regarding her Provisional application.

The Commission requested Ms Samuels appear before them due to not answering "yes" to Section II, page 2, of her Provisional application, *"Has any complaint been filed against the applicant with the Real Estate or Appraiser Certifying or Licensing Authority of Connecticut or elsewhere?"*

Ms Samuels explained that she appeared in person at the State Office Building with intentions to speak to someone regarding her application. She further stated that she met with Laureen Rubino and alleged that Ms Rubino stated that she did not have time to spend with her. Not knowing what to do, Ms Samuels answered "no" to the question on the Provisional application, since the status of complaints against her were closed.

The Commission understood her reasoning, but warned her against future occurrences of providing a false statement.

Commissioner Francis Buckley, Jr., made a motion to approve Ms Samuels' Provisional application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

Note: While Ms Samuels was present, Laureen Rubino asked that she correct her Provisional application to indicate "yes" to the complaint question.

REQUESTED TO APPEAR BEFORE THE COMMISSION

None

DISCUSSION

1. Discussion of the May 6 and 7 Appraisal Audit

Laureen Rubino gave an overview to the Commission regarding the upcoming audit. The Commission requested a copy of Deputy Commissioner Ronald Angelo's March 24, 2004, correspondence to the Executive Director of the Appraisal Subcommittee, Mr. Ben Henson, regarding the meeting schedule and the itinerary for their visit in May.

2. USPAP 2004 Advisory Opinion 26.

This matter was tabled. No motion was made to this effect.

3. USPAP 2004 Advisory Opinion 27.

This matter was tabled. No motion was made to this effect.

4. Provisional Sponsorship Update

- a) Brian Keane
- b) William Donaruma
- c) Michael Mazza
- d) Jeff Arotsky
- e) Jeffrey Jackson
- f) Regina Birch Walzer
- g) Lori Ferrari

Chairman Christopher Italia said the information provided on each of the above sponsors concerned him and asked about the status of the pending Appraisal Regulations which contains the 3 (Provisionals) to 1 (Sponsor) ratio rule. DCP Administrative Attorney Elisa Nahas provided an update stating the Regulations are in motion and are currently at the Attorney General's Office. The Regulations should be completely routed, approved and effective by October 2004.

REQUESTS FOR CONTINUING EDUCATION CREDIT AND EXAMINATION EXTENSIONS

(*) This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.

1. Michael D. Hayes, RCR.979, of Winthrop, CT, requested continuing education credit towards his Connecticut appraisal education requirements.

Commissioner Nicholas Tetreault made a motion to approve this request for 18 hours. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

2. Harold Pollock, RCR.1024, of West Haven, CT, requested continuing education credit towards his Connecticut appraisal education requirements.

Commissioner Nicholas Tetreault made a motion to approve this request for 7 hours. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

3. Walter E. Topliff, Jr., RCG.734, of Pomfret Center, CT, requested continuing education credit towards his Connecticut appraisal education requirements.

Commissioner Nicholas Tetreault made a motion to approve this request for 18 hours subject to the Department receiving the original course certificates. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

4. Louis B. Pellegrino, RCG.491, of Cheshire, CT, requested continuing education credit towards his Connecticut appraisal education requirements.

Commissioner Nicholas Tetreault made a motion to approve this request for 8 hours. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

- *5. Ben Roscoe of Madison, CT, requested consideration for 30 hours of pre-licensing education.

Commissioner Nicholas Tetreault made a motion to approve this request. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

- *6. Diane Briganti of Katonah, NY, requested continuing education equivalency.

Commissioner Nicholas Tetreault made a motion to approve this request. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

7. Inta K. Moylan, RSP.579, of Newington, CT, requested an extension to take the examination.

Commissioner Russell Hunter made a motion to approve this request for one more attempt to take the examination. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.

REQUEST TO RENDER LICENSE INACTIVE

1. Thomas Steferak of Stamford, CT, requested that his Provisional license, RSP.775, be deemed inactive due to a career change and that the Department “stop the clock” on this license so that it does not exceed the four-year window.

The Commission granted this request, but no motion was made to this effect.

REQUEST FOR WAIVER

None

PSI SPECIAL ACCOMMODATION REQUESTS

None

EXTENSION OF ELIGIBILITY

None

FORMAL HEARING

None

NEW BUSINESS

1. The Commission requested that Commission Administrator Lauren Rubino not add any items at the meeting not on the agenda; the items can wait to the following month. Lauren Rubino agreed to the Commission’s request.

OLD BUSINESS

1. "Connecticut Real Estate Appraisal Commission Finds on Jurisdictional Exception". Is it finalized?

At the January 14, 2004 meeting, Laureen Rubino notified the Commission that she located a draft.

Commissioner Francis Buckley made a motion that the draft be updated and presented at their next meeting of February 11, 2004. The motion was seconded by Commissioner Howard Luppi. The motion carried unanimously.

At the February 11, 2004 proceedings, Laureen Rubino said that she located the draft, but she did not present the document to the Commission. She advised the Commission that she would give the draft to Commission Secretary Judy Booth to type today.

At the March 10, 2004 proceedings, the Commission reviewed the document and asked that it be printed on State letterhead for the Commission members to sign at the April 14 meeting.

During today's proceedings, Commissioner Nicholas Tetreault made a motion to approve the language below and publish this document in today's Minutes. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

On May 9, 2001, a decision was made by the then CT Real Estate Appraisal Commission to approve the decision on Jurisdictional Exception as it related to the Department of Transportation or any other federal, state or municipal agency.

The Commission today reviewed the Jurisdictional Exception conclusion from May 2001 to confirm that it is in full force and effect and the written agreement on Jurisdictional Exception should be made as part of today's Minutes.

CONNECTICUT REAL ESTATE APPRAISAL COMMISSION FINDS ON JURISDICTIONAL EXCEPTION

In the past five years, there have been a few occasions when the jurisdictional exception issue has been raised. Questions were presented to the Commission by appraisers, lenders and concerned citizens that they had been told that a number of Federal and State Agencies were not under the jurisdiction of the Uniform Standards of Professional Appraisal Standards (USPAP).

Late in 2000, the Commission received an application from a Certified Residential Appraiser who is employed by the Connecticut Department of Transportation. This individual wanted to upgrade this certification/license to a Certified General. As part of the process, samples of this individual's work product were submitted. These submitted samples were then reviewed by a member of the commission. In this particular case, the member of the commission requested an additional member review the work product for a separate opinion. Both members concluded that the work product did not meet the minimum standards and the application was rejected.

The applicant came before the Commission in November 2000 with his supervisors to appeal the decision. During the course of the discussion, the supervisor stated to the Commission that "they did not have to comply with USPAP as they have been granted jurisdictional exception." The Commission stated that they were not aware of the Department of Transportation having been granted this exception and did they have any documentation they could present to support this statement. The Department of Transportation said that, yes, they indeed have documentation to support this position.

One week later the Department of Transportation sent in their information to support their position. One of the two documents was an October 25, 1990 letter from John J. Leary, Chairman of the Appraisal Standards Board.

The Commission contacted Mr. Leary concerning this letter and he informed the board in a February 12, 2001 letter that the context of the October 1990 letter was exactly the opposite of conferring Jurisdictional Exception.

In March 2001, the Commission scheduled a hearing on this issue for May 9, 2001. Invited to participate in this discussion was Mr. Reginald Bessmer of the United States Department of Transportation, Mr. Larry Orvis of the Connecticut Department of Transportation, John J. Leary, former Chairman of the Appraisal Standards Board, former members of the Connecticut Real Estate Appraisal Commission and representatives of the Appraisal Subcommittee.

On May 9, 2001, as part of the regularly scheduled meeting of the Real Estate Appraisal Commission, the topic of Jurisdictional Exception was addressed. Joining the members of the Commission were the following guests:

Kathryn Gearheard and Dennis Green of the Appraisal Subcommittee
John J. Leary, Former Chairman of the Appraisal Standards Board
Frank O'Neill, Former Member of the Connecticut Real Estate Commission
Larry Orvis, Connecticut Department of Transportation

After a very frank and informative discussion with a number of questions asked by members of the Commission and answered by the guests, as well as a thorough review of USPAP, the Connecticut State Statute, and the history of this issue, the Commission made the following determination:

As Connecticut is a mandatory licensing state and that the USPAP document is an integral part of the statute, no person or persons working for the Connecticut Department of Transportation, or any other federal, state or municipal agency, has been granted an exception from following the rules and guidelines set forth in the Uniform Standards of Professional Appraisal Practice while doing real property appraisal work in the State of Connecticut.

PREVIOUSLY SUBMITTED APPLICATIONS

None

CHRO APPLICATIONS

1. Paul Horwitz of Cheshire, CT

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

PROVISIONAL APPLICATIONS

(*) This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.

1. Anna K. Betros – New Britain, CT
Sponsor: Mary Jean Ryan, RCR.992
Schools: UCONN
USPAP: UCONN

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

2. Lori Caine – Hadlyme, CT **(NEED REVIEW EQUIV CSES)**
Sponsor: Norman C. Caine, RCG.99 (HOLD FOR SAMPLES)
Schools: The Appraisal Institute & So. CT State Univ.
USPAP: The Appraisal Institute

The Commission requested this application be deferred pending the submission of work samples since 2001.

3. Matthew R. Carrano – Burlington, CT
Sponsor: Scott Reckert, RCR.1083
Schools: Naugatuck Valley CC & The PV and RE School
USPAP: Naugatuck Valley CC

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

4. Christopher J. Cosgrove – Wethersfield, CT
Sponsor: James A. Doherty, RCR.959
Schools: UCONN
USPAP: UCONN

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

5. Anthony M. Delucia – Madison, CT
Sponsor: Michael Hallahan, RCR.233
Schools: Gateway Acad. & The PV and RE School
USPAP: The PV and RE School

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

6. Javier A. Gelabert – Vernon, CT
Sponsor: John F. Bigley, Jr., RCR.682
Schools: UCONN
USPAP: UCONN

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

7. Lisa Greco – Stamford, CT
Sponsor: Anita V. Stock, RCR.520
Schools: Norwalk CC & The PV and RE School
USPAP: Appraisal & RE School

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

8. Lynn M. Harrington – Shelton, CT
Sponsor: Gary A. Olcha, RCG.468
Schools: PBI
USPAP: Appraisal & RE School

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

9. Paul J. Horowitz – Cheshire, CT **(CHRO)**
Sponsor: Donald Sprague, RCR.512
Schools: The Appraisal Institute
USPAP: The Appraisal Institute

Commissioner Francis Buckley, Jr., made a motion to approve this. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

10. John J. Kubachka – Glastonbury, CT **(NEED WHITE CERTS)**
Sponsor: George J. O'Connell, RCG.651
Schools:
USPAP

Applicant sent in wrong school certificates.

Commissioner Nicholas Tetreault made a motion to approve this application subject to the submission of the right certificates. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.

11. Brandy S. Landrie – Coventry, CT
Sponsor: George J. O'Connell, RCG.651
Schools: CAR & Naugatuck Valley CC
USPAP: UCONN

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

12. Seana C. Miller – Redding, CT
Sponsor: Frederick V. Miller Jr., RCG.637
Schools: Career WebSchool
USPAP: Career WebSchool

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

13. Kerry J. O'Donoghue – Brookfield, CT
Sponsor: Diane Violetta, RCR.892
Schools: Naugatuck Valley CC & Appraisal & RE School
USPAP: Appraisal & RE School

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

14. Lucille E. Pajor – Berlin, CT
Sponsor: Robert P. Vaughan, RCG.601
Schools: UCONN
USPAP: Career WebSchool

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

15. John A. Pawloski – Bethel, CT (**RECIPROCAL NY**)
Sponsor: Robert J. Schuster, RCR.1108
Schools: N/A
USPAP: N/A

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

16. Safiya A. Perry – Bridgeport, CT (**RECIPROCAL NY**)
Sponsor: Peter Boyne, RCR.64 (NEEDS LOGStdg.)
Schools: N/A
USPAP: N/A

Commissioner Francis Buckley, Jr., made a motion to approve this application subject to the submission of a Letter of Good Standing. Commissioner Nicholas seconded the motion. The motion carried unanimously.

17. Peter M. Picone – North Branford, CT
Sponsor: Albert M. Melotto, RCR.1034
Schools: PBI
USPAP: Appraisal & RE School

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

18. William Ridley – Killingworth, CT
Sponsor: Nicolaas Van Yperen, RCR.555
Schools: The New Haven RE School
USPAP: The Dares Institute

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

19. Alma Samuels – Bloomfield, CT (**HELD IN MARCH**)
Sponsor: Jack S. Valinho, RCR.876 (OK'D IN APRIL)
Schools: UCONN
USPAP: UCONN

Commissioner Francis Buckley, Jr., made a motion to approve Ms Samuels' Provisional application. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.

20. Joseph R. Sena – Rocky Hill, CT (**HELD IN MARCH**)
Sponsor: Evan Noglow, RCG.454. (OK'D IN APRIL)
Schools: CAR & 1988 CPEC Inc. (Approved Status)
USPAP: Capital Community Tech.

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

21. Conrad D. Sirois – Berlin, CT
Sponsor: Robert P. Vaughan, RCG.601
Schools: UCONN
USPAP: The Career WebSchool

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

22. Charlene e. Stevens – Shelton, CT
Sponsor: Susan C. Stein, RCR.796
Schools: The New Haven RE School
USPAP: Dares Institute

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

23. James S. Tanner – Ansonia, CT **(RECIPROCAL MA)**
Sponsor: Andrew C. Migani, RCR.1011 (HELD IN FEB)
Schools: N/A (OK'D IN APRIL)
USPAP: N/A

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

24. Kurt C. Stoffel – New Fairfield, CT **(RECIPROCAL NY)**
Sponsor: John D. Copulos, RCR.1119
Schools: N/A
USPAP: N/A

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

25. Kristine L. Tufaro – Milford, CT
Sponsor: Harold Pollock, RCR.1024
Schools: PBI
USPAP: Appraisal & RE School

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

26. Christine M. Whipple – Windsor Locks, CT
Sponsor: Peter O'Leary, RCR.885
Schools: UCONN
USPAP: UCONN

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

27. Dorothy A. Williams – Stratford, CT
Sponsor: Michael R. Massa, RCR.332
Schools: Norwalk CC & The PV and RE School
USPAP: Norwalk CC

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

28. Suzanne J. Young – Tolland, CT
Sponsor: Jack S. Valinho, RCR.876
Schools: Naugatuck Valley CC & UCONN
USPAP: UCONN

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

APPLICATIONS FOR STATE CERTIFIED RESIDENTIAL/GENERAL APPRAISERS (Reciprocal/Non-Resident/Out of State License)

Commissioner Nicholas Tetreault made a motion to approve the applications identified as 1, 2, 4, 5, and 7 subject to a final staff review; approve the applications identified as 3 and 8 subject to the submission of Letters of Good Standing and to a final staff review; and to table the application identified as 6 due to a pending complaint. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.

1. Peter T. Greene of Beverly, MA (Reciprocal/Certified Residential)
2. James Gerard Kelly of Weehawken, NJ (Reciprocal/Certified Residential)
3. James Bullard Mitchell of Wilbraham, MA (Reciprocal/Certified Residential)
4. Peter Bruce Seigleman of New York, NY (Reciprocal/Certified Residential)
5. James J. Goldberg of East Hills, NY (Reciprocal/Certified General)
6. Aaron James Coneen of New York, NY (Reciprocal/Certified General)
7. David Newhauser of Brooklyn, NY (Reciprocal/Certified General)
8. John A. Kilpatrick of Issaquah, WA (Reciprocal/Certified General)

APPLICATIONS FOR STATE CERTIFIED RESIDENTIAL APPRAISERS

1. Charlene Lerman of Stamford, CT

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

2. Marie Rattet of Manchester, CT

Commissioner Russell Hunter made a motion to approve this application. The motion was seconded by Commissioner Nicholas Tetreault. The motion carried unanimously.

3. Darlene Rogers of New Haven, CT

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

4. Jo-Ann Ansaldo of West Haven, CT

Commissioner Francis Buckley, Jr., made a motion to defer this application. Commissioner Howard Luppi seconded the motion. The motion carried unanimously.

5. Neil Enhoffer of Fairfield, CT

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

6. David Murphy of Branford, CT

Commissioner Francis Buckley, Jr., made a motion to deny this application due to hours not represented on the appraisal log. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

7. Richard Nwadukwe of West Haven, CT

Commissioner Francis Buckley, Jr., made a motion to deny this application due to not enough hours. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

APPLICATIONS FOR STATE CERTIFIED GENERAL APPRAISERS

1. David Cannata of Middletown, CT

Commissioner Nicholas Tetreault made a motion to approve this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

2. Robert McMahan, Jr., of Coventry, CT

Commissioner Nicholas Tetreault made a motion to defer this application. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.

CONNECTICUT REAL ESTATE APPRAISER TEST DATES

PSI Summary Reports from March 1, 2004 to March 31, 2004.

The Commission reviewed the Real Estate Appraisal examination results for the month of March. No questions or comments were noted.

SCHOOLS

(*) *This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.*

The following school and/or course applications were reviewed and either approved, deferred or denied based on the Commission's recommendations.

No formal motion was made following the Commission's rulings.

THE AMERICAN SOCIETY OF FARM MANAGERS AND RURAL APPRAISERS, INC.

(Resubmitted Continuing Education courses from last month based on a letter from Ms Helfer)

"Appraisal Today 2004 Day 1"	(Approved)	7 Hours
"Appraisal Today 2004 Day 2"	(Approved)	7 Hours

(Continuing Education)

"Discounting and Leases"	(Approved)	8 Hours
"Sales Analysis"	(Approved)	8 Hours
"Valuation 2004 Conference"	(Approved)	12 Hours
*"Advanced Rural Appraisal (A-30)"	(Approved)	47.5 Hours

(Pre-licensing Education)

*"Fundamentals of Rural Appraisal (A-10)"	(Approved)	46 Hours
*"Advanced Appraisal Review"	(Approved)	50 Hours
*"Advanced Rural Appraisal (A-30)"	(Approved)	43.5 Hours

APPRAISAL INSTITUTE

(Continuing Education)

"110: Appraisal Principles"	(Approved)	39 Hours
"120: Appraisal Procedures"	(Approved)	39 Hours
"210: Residential Case Study"	(Approved)	39 Hours
"310: Basic Income Capitalization"	(Approved)	39 Hours
"320: General Applications"	(Approved)	40 Hours
"410: National USPAP Course – 15 Hour Course"	(Approved)	15 Hours
"500: Advanced Residential Form & Narrative Report Writing"	(Approved)	40 Hours
"510: Advanced Income Capitalization"	(Approved)	40 Hours
"520: Highest & Best Use and Market Analysis"	(Approved)	40 Hours
"530: Advanced Sales Comparison & Cost Approaches"	(Approved)	40 Hours
"540: Report Writing & Valuation Analysis"	(Approved)	40 Hours
"550: Advanced Applications"	(Approved)	40 Hours

"600: Income Valuation of Small, Mixed-Use Properties"	(Approved)	16 Hours
"620: Sales Comparison Valuation of Small, Mixed-Use Properties"	(Approved)	16 Hours
"700: The Appraiser as an Expert Witness: Preparation & Testimony"	(Approved)	16 Hours
"710: Condemnation Appraising: Basic Principles & Applications"	(Approved)	16 Hours
"720: Condemnation Appraising: Advanced Topics & Applications"	(Approved)	16 Hours
"Residential Demonstration Appraisal Report Writing Seminar (Revised)"	(Approved)	7 Hours
"On-line Small Hotel/Motel Valuation: Limited Service Lodging"	(Approved)	7 Hours
"On-line Using Your HP12C Financial Calculator"	(Approved)	7 Hours
"On-Line Overview of Real Estate Appraisal Principles"	(Approved)	7 Hours
"Basic Appraisal Principles"	(Approved)	30 Hours
"Residential Highest and Best Use and Market Analysis"	(Approved)	15 Hours
"Real Estate Finance, Value & Investment Performance"	(Approved)	7 Hours
"On-line Course 410: 15-Hour National USPAP Equivalent Course"	(Approved)	16 Hours
"On-line Analyzing Operating Expenses"	(Approved)	7 Hours
"On-line Appraising from Blueprints and Specifications"	(Approved)	7 Hours
"On-line Appraisal of Nursing Facilities"	(Approved)	7 Hours
"On-Line the FHA & the Appraisal Process"	(Approved)	7 Hours
"On-line Internet Search Strategies for Real Estate Appraisers"	(Approved)	7 Hours
"On-line Residential Design and Functional Utility"	(Approved)	7 Hours
"On-line Residential Property Construction and Inspection"	(Approved)	7 Hours
"On-Line Valuation of Detrimental Conditions in Real Estate"	(Approved)	7 Hours
"330: Apartment Appraisal"	(Approved)	16 Hours
"400: National USPAP 7-Hour Update Course"	(Approved)	7 Hours
"Scope of Work: Expanding your Range of Services"	(Approved)	7 Hours
"The Road Less Traveled: Special Purpose Properties"	(Approved)	7 Hours

(Pre-licensing Education)

"Basic Appraisal Principles"	(Approved)	30 Hours
"Residential Highest and Best Use and Market Analysis"	(Approved)	15 Hours
"On-line Course 410: 15-Hour National USPAP Equivalent Course"	(Approved)	16 Hours

CAREER WEBSCHOOL

(Continuing Education)

"Appraisal Methods"	(Approved)	14 Hours
"Overview of the Appraisal Process (On-line)"	(Approved)	14 Hours

CCIM INSTITUTE

(Continuing Education)

**"Case Studies in Acquisition Analysis"	(Approved)	6 Hours
**"Advanced Studies in Market Analysis"	(Approved)	6 Hours

DEARBORN REAL ESTATE EDUCATION (DEARBORN REAL ESTATE EDUCATION IS NOT A SCHOOL; THEY ARE A DEVELOPER AND A RESELLER OF EDUCATION COURSES)

(Pre-licensing Education)

"Mastering Real Estate Appraisal"	(Approved)	75 Hours
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FOUNDATION OF REAL ESTATE APPRAISERS (FREA)

(Continuing Education)

“Advanced Issues in Appraising (On-line)” **(Approved)** 21Hours
(Resubmitted to add one hour of classroom time due to adding course topics to curriculum)

MCKISSOCK, INC.

(Continuing Education)

“National USPAP Update Equivalent – Virtual Classroom (On-line)” **(Approved)** 7 Hours

THE NORTHERN FAIRFIELD COUNTY ASSOCIATION OF REALTORS

(Continuing Education)

“Mandatory CT Real Estate Law and Fair Housing Update” **(Approved)** 3 Hours

MISCELLANEOUS

None

ADJOURNMENT

There being no further business, a motion was made by Commissioner Nicholas Tetreault to adjourn today’s proceedings. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

The meeting adjourned at 10:45 a.m.

Respectfully submitted,

Judith R. Booth, Commission Secretary