

## MINUTES

### CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

March 8, 2006

The meeting of March 8, 2006 was called to order by Christopher Italia, Chairman at 8:45 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<sup>nd</sup> District)  
Sean T. Hagearty (Cert. Gen. App. - 2<sup>nd</sup> District)  
Gerald Rasmussen (Cert. Gen. App. - 4<sup>th</sup> District)

Commission Members Absent: Nicholas J. Tetreault (Cert. Res. App - 3<sup>rd</sup> District)  
Russell Hunter (Public Member)

Commission Vacancies: Two Public Members

Commission Counsel Present: None

DCP Staff Present: Sallie R. Pinkney, Board Secretary  
Richard M. Hurlburt, Director  
Laureen Rubino, Real Estate Supervisor  
Elisa Nahas, Principal Attorney

Public Present: Elliot Morales  
Jim Kyle  
Howard Ledell  
Harry Howe

**1. REVIEW MINUTES OF PREVIOUS MEETINGS**

Review minutes of the February 8, 2005 Appraisal Meeting.

**Com. Hagearty motioned to Tabled the minutes until next month, Com. Buckley 2<sup>nd</sup>, and the vote carried unanimously.**

**2. PROVISIONAL APPRAISER LICENSEING/NOTIFICATION**

**Barbara J. Snow** – Correspondence dated 2/9/06, requesting to stop the clock on her provisional license until she resume work.

**Com. Rasmussen motioned to approved Ms. Snow to stop the clock as of 12/13/05 on her provisional license until she resume work, Com. Buckley 2<sup>nd</sup>, and the vote carried unanimously.**

**3. REQUESTING EQUIVALENT CONTINUING EDUCATION CREDIT**

Robert Galullo – Correspondence dated 2/22/06, requesting credit for 18 hours of Continuing Education for a course taken at the University of Connecticut.

**Com. Buckley motioned to approve 18 hours of Continuing Education Credit. Com. Hagearty 2<sup>nd</sup>, and the vote carried unanimously.**

Valerie Sandberg – Correspondence dated 02/07/06, requesting Continuing Education Credit for a course taught at Quinebaug Valley Community College.

**Com. Hagearty motioned to deny the request for Continuing Education Credit due to lack of supporting documentation. Com. Buckley 2<sup>nd</sup>, and the vote carried unanimously**

**4. NEW BUSINESS**

- a. Mr. Norris A Hawkins was appointed to the commission by Gov. Jodi Rell. Mr. Hawkins will serve as a public member from the First Congressional District.
- b. Fire Marshal requirement – Per Richard Hurlburt, Director of Occupational & Professional Licensing. Real Estate Appraisal Schools no longer are required to present a Fire Marshall Certificate when the school is located in a community or public building (i.e. Hotel, Inns or Conference Centers).
- c. George K. Demopulos – Correspondence dated 02/27/06, notifying the commission of his resignation as supervisor for Timothy Brown. **No action required.**

**5. TRADE PRACTICE REPORT**

**TRADE PRACTICE** submitted an Appraisal Commission Status Report for  
March 8, 2006  
Report From January 1, 2006 - Date.

Complaints schedule for compliance – 0  
Assessor complaints being review by Commissioner Hagearty  
4 in his possession  
5 awaiting review  
1 completed and closed at 2/8/06 CREAC meeting

Other complaints under investigation – 2  
(Minor USPAP) & (Many Apparent USPAP Violations)  
Complaints received – 1  
Complaints closed – 3 (Previously discussed w/CREAC) on 2/8/06

4 letters of Caution being written for review as instructed at last CREAC meeting 2/8/06.

#2005-7015  
#2005-5756  
#2005-4254  
#2005-1862

**6. OLD BUSINESS**

- a. Mr. Louis Buccini – Requesting an extension to supervise Provisional Appraisers

**Com. Buckley motioned to deny the request to extend Mr. Buccini to supervise 5 provisional appraisers, Com. Hagearty 2<sup>nd</sup>, and the vote carried unanimously. Letter to Cease and Assist.**

**7. APPRAISAL CANDIDATES APPROVED FOR THE MONTH OF MARCH, 2006**

| <u>Candidate</u>    | <u>Type of License</u>      |
|---------------------|-----------------------------|
| 1. Agello, Dana     | State Provisional Appraiser |
| 2. Bowers, Richard  | State Provisional Appraiser |
| 3. Campbell, Colin  | State Provisional Appraiser |
| 4. Ciaburri, Paul   | State Provisional Appraiser |
| 5. DeProfio, Paul   | State Provisional Appraiser |
| 6. Hall, Kimberly   | State Provisional Appraiser |
| 7. Hopkinson, Skip  | State Provisional Appraiser |
| 8. Kitteridge, Lisa | State Provisional Appraiser |
| 9. Knapp, Linda     | State Provisional Appraiser |
| 10. Lozis, Adam     | State Provisional Appraiser |
| 11. Moran, Edward   | State Provisional Appraiser |
| 12. Ryan, William   | State Provisional Appraiser |

|                          |   |
|--------------------------|---|
| 13. Sood, Surinder       | State Provisional Appraiser               |
| 14. Vittner, Dorothy     | State Provisional Appraiser               |
| 15. Walton-Pai, Kristina | State Provisional Appraiser               |
| 16. Williams, Kim        | State Provisional Appraiser               |
| 17. Zipol, Deborah       | State Provisional Appraiser               |
| 18. Dalo, Christopher    | State Certified Residential               |
| 19. Jones, David         | State Certified Residential               |
| 20. Pascarelli, Todd     | State Certified Residential               |
| 21. Piekut, katarzyna    | State Certified Residential               |
| 22. Pizzunia, Jarod      | State Certified Residential               |
| 23. Roberts, Donald      | State Certified Residential               |
| 24. Wettreich, Howard    | State Certified Residential               |
| 25. Ledell, Howard       | State Certified Residential               |
| 26. Schwall, JP          | State Certified Residential <i>Denied</i> |
| 27. Vincent, Susan       | State Certified Residential <i>Denied</i> |

## **8. APPROVED REAL ESTATE APPRAISAL COURSE APPLICATIONS**

### **Appraisal Institute**

(Continuing Education)

|   |          |
|---|----------|
| Washington Appraisal Summit 2006                        | 6 hours  |
| Advanced Residential Applications & Case Studies Part 1 | 15 hours |

### **Appraisal Institute**

(Pre-Licensing Education)

|   |          |
|---|----------|
| Advanced Residential Applications & Case Studies Part 1 | 15 hours |
|---|----------|

### **Career WebSchool**

(Continuing Education)

|                                     |         |
|-------------------------------------|---------|
| National USPAP Update Course (2005) | 7 hours |
|-------------------------------------|---------|

### **Dynamic Direction, Inc.**

(Continuing Education)

|                                   |         |
|-----------------------------------|---------|
| CT Real Estate Law & Fair Housing | 3 hours |
|-----------------------------------|---------|

### **Gateway Real Estate Academy**

(Continuing Education)

|                                      |                  |
|--------------------------------------|------------------|
| Introduction to Subdivision Analysis | 4 hours (denied) |
| Basic Easement Valuation             | 3 hours          |
| Property Management                  | 4 hours          |

**Lee Institute School of Real Estate**

(Continuing Education)

|                            |          |
|----------------------------|----------|
| USPAP Udate                | 7 hours  |
| National USPAP             | 15 hours |
| Basic Appraisal Principles | 30 hours |

**Lee Institute School of Real Estate**

(Pre-licensing Education)

|                            |          |
|----------------------------|----------|
| Basic Appraisal Principles | 30 hours |
|----------------------------|----------|

**Professional Business Institute (PBI)**

(Continuing Education)

|   |          |
|---|----------|
| New URAR Form 2005                            | 6 hours  |
| Investment Analysis for Appraisers            | 10 hours |
| Real Estate Law                               | 3 hours  |
| Appraiser Qualification Criteria              | 6 hours  |
| – Current & Changes in 2008                   |          |
| Mandatory CT Real Estate Appraisal Law Update | 3 hours  |

**University of Connecticut**

(Continuing Education)

|                 |          |
|-----------------|----------|
| Real Estate Law | 36 hours |
|-----------------|----------|

**University of Connecticut**

(Pre-licensing Education)

|                 |          |
|-----------------|----------|
| Real Estate Law | 36 hours |
| Appraisal I     | 36 hours |

**ValueSearch Educators**

|                            |         |
|----------------------------|---------|
| FHA and the New FNMA forms | 3 hours |
|----------------------------|---------|

**Com. Buckley motioned to deny Gateway Real Estate Academy’s Introduction to Subdivision Analysis. Com Rasmussen 2<sup>nd</sup>, and the vote carried unanimously**

**Com. Rasmussen motioned to approve all other schools’ course application. Com. Buckley 2<sup>nd</sup>, and the vote carried unanimously.**

## **11. LATE AGENDA ITEMS**

**Com. Rasmussen motioned to add late items to the agenda, Com. Buckley 2<sup>nd</sup>, and the vote carried unanimously.**

1. Brian Lawrynowicz – Requesting 18 hours of Continuing Education Credit.

**Com. Rasmussen motioned to approved the 18 hours of CE. Com. Buckley 2<sup>nd</sup>, and the vote carried unanimously.**

2. Real Estate Applicant list from Ed McMahon included 7 approvals, 17 provisional and 3 denials.

**The question arose, when sponsor is approve to supervise applicant, does DCP verify that the sponsor only have 3 persons under their supervision. Chairman Italia stated that the Real Estate Appraisal Applicant list will be approved by the Real Estate Appraisal Commission with the understanding that the DCP Real Estate Staff has screened and verified all information is true and accurate.**

3. Howard Lidel- Appeared before the commission to appeal his denial. His denial was based on not enough pre-cert education. He presented evidence that the requirement was met. The Chairman moved Mr. Lidel from the denial list to the approval list.

**Com. Buckley motioned to approve the Real Estate Appraisal Applicant List with the amended changes. Com. Rasmussen 2<sup>nd</sup>, and the vote carried unanimously.**

4. Humberto Gil – **Com. Hagearty motioned to approved Mr. Gil for General Certified Appraiser. Com. Buckley 2<sup>nd</sup>, and the voted carried unanimously.**
5. Marilyn Baumann – Requesting 18 hours of Continuing Education.  
**Com. Rasmussen motioned to approved 18 hours of CE for the Assessors school, Com. Buckley 2<sup>nd</sup>, and the vote carried unanimously.**
6. Connie Christiana – Requesting extension on her provisional license  
**Com. Buckley motioned to deny until further information in presented. Com. Hagearty 2<sup>nd</sup>, and the vote carried unanimously.**
7. Tim Griffith – Requesting reciprocity from NJ  
**Com. Buckley motion to grant him reciprocity. Com. Hagearty 2<sup>nd</sup>, and the vote carried unanimously.**
8. Mark Bennett – Applicant for General Certified Appraiser  
**Com. Rasmussen motioned to approve him for General Certified Appraiser. Com. Hagearty 2<sup>nd</sup>, and the vote carried unanimously.**
9. Lee Ann German – Requesting a 3 month extension on her Provisional license.  
**Com. Hagearty motioned that Ms. German should appear before the commission with 2 complete URARs ; a drive by; and appraisal reports from 52 Depot Hill Road, East Hampton, (11/21/05; 79 Chesterfield Road, Hebron, CT, (10/24/05); and 4 Fornway, Durham, CT. (9/27/05). Com. Buckley 2<sup>nd</sup>, and the vote carried unanimously.**

**12. Adjourn**

**Com. Buckley motioned that the meeting adjourn at 11:15 a.m., Com. Rasmussen 2<sup>nd</sup>, and the vote carried unanimously.**

Respectfully submitted,

Sallie Pinkney  
Commission Secretary

**The next meeting of this Commission is scheduled for Wednesday, April 12, 2006 in Room 126**