

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
January 10, 2007**

The meeting of January 10, 2007 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)
Francis Buckley, Jr. (Cert. Gen. App. - 2nd District)
Sean T. Hagearty (Cert. Gen. App. - 2nd District)
Russell Hunter (Public Member – 5th District)

Commission Members Absent: Gerald Rasmussen (Cert. Gen. App. - 4th District)
Norris Hawkins (Public Member – 1st District)

Commission Vacancies: One Public Members

Commission Counsel Present: None

DCP Staff Present: Sallie R. Pinkney, Board Secretary
Richard M. Hurlburt, Director
Edward McMahan, License Services
Timothy Keefe, Trade Practice

Public Present: Shelby P. Jackson II Patrick A. LaBella, Sr.
Harold Pollock Jim Kyle
Maura Chilson Todd Pascarelli
Mary Tentune Frederick E. Kamp, Jr.
Michelle Gamache Lauren Willis
George Spantidos Thomas Boyle

Note: The administrative functions of this Commission are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information please call Richard M. Hurlburt, Director and Real Estate Commission Administrator, at (860) 713-6135 or visit www.ct.gov/dcp.

1. REVIEW MINUTES OF PREVIOUS MEETINGS

Minutes of Meeting from December 13, 2006 was reviewed. **Com. Tetreault motioned to approve Minutes of Meeting. Com. Hagearty 2nd, and the vote carried unanimously**

2. TRADE PRACTICE DIVISION

a. Appraisal Audit

The following people appeared before the Commission regarding the Appraisal Audit.

1. Todd M. Pascarelli RSP.808: question on how the CE laws are written and his subsequent confusion. Seeking to waive fine. **Com. Hagearty motioned to waive the fee subject to Todd providing proof of 3 hour Law Module, and Tim Keefe's approval. Com. Hunter 2nd, and the vote carried unanimously.**
2. Mary Terhune RCR.534: took 15 hour USPAP 4/9/2005 instead of 7 hour course. Took 7 hour course. Waive fine? **Com. Hagearty motioned to waive her fine and Consent Agreement. Com. Buckley 2nd, and the vote carried unanimously.**
3. Eric D. Michael RCG.424: medical emergency caused him to take 12 hours CE late. Seeking to waive fine. **Deferred until next meeting (2/14/07).**
4. George Spantidos RCR.507: took 3 hour appraisal law late. Seeking fine waiver. **Com. Hunter motioned to deny his request. Com. Tetreault 2nd, and the vote carried unanimously.**
5. Patrick LaBella RSP.1099: submitted 25 hours late due to illness. Seeking fine waiver. **Com. Tetreault motioned to hold an Executive Session @ 8:57 a.m. to discuss medical issues. Com. Hagearty 2nd, and the vote carried unanimously. Com. Buckley motioned to end the Executive Session @ 9:08 a.m. Com. Tetreault 2nd, and the vote carried unanimously. Com. Hunter motioned to reduce civil penalties to Six Hundred Twenty Five Dollars (\$625.00) due to medical hardship.**
6. Shelby Jackson RCG.919: didn't receive CE notice with his renewal, got confused. Seeking fine waiver. **Com. Hagearty motioned to deny his request. Com. Hunter 2nd, and the vote carried unanimously.**
7. Joseph Borcynski RCG.71: took 15 hour USPAP in late 2003. Seeking fine waiver. **Com. Hunter motioned to reduce the civil penalties to Three Hundred Fifty Dollars (\$350.). Com. Buckley 2nd, and the vote carried unanimously.**

8. James Moran RCG.432: USPAP and Equivalency issues. Seeking relief.
Deferred until next meeting (02/14/07).

9. Kristine McLaughlin RCG.968: 7 hour USPAP late. Seeking fine waiver.
Com. Buckley motioned to reduce the civil penalties to Three Hundred Fifty Dollars (\$350.) Com. Hunter 2nd, and the vote carried unanimously.

10. Maura Chilson RSP.1415: 7 hour USPAP late. 3 hour law not taken.
Confused. Seeking relief. **Com. Tetreault motioned to waive her civil penalties subject to receiving proof that 3 hours law course was taken. Com. Hunter 2nd, and the vote carried unanimously.**

11. Lauren Willis RSP.1398: Newer Provisional, all 28 hours late. Seeking fine waiver. **Com. Hagearty motioned to waive the civil penalties. Com. Hunter 2nd, and the vote carried unanimously.**

b. Settlement Agreements

Provisional Appraisers:

Cappelletti, Stephen	RSP.1008	Docket #:06-3038	Fine: \$1,400
DeCuir, Gina	RSP.1071	Docket #:06-2733	Fine: \$650.

Certified Residential:

Bernier, Laurie	RCR.1001	Docket #:06-2791	Fine: \$2,000
Jones, David	RCR.1360	Docket #:06-2810	Fine: \$300
LaPorte, Daniel	RCR.299	Docket #:06-2813	Fine: \$1,500
Nwadukwe, Richard	RCR.1144	Docket #:06-2822	Fine: \$2,800
Roscoe, Benjamin	RCR.1139	Docket #:06-2828	Fine: \$300
Shore, Steven	RCR.488	Docket #:06-2833	Fine: \$400
Testo, Robert J. Jr.	RCR.535	Docket #:06-2841	Fine: \$600
Toohar, James	RCR.540	Docket #:06-2842	Fine: \$700
Woehrle, Joseph R.	RCR.576	Docket #:06-2845	Fine: \$300

Certified General:

Arotzky, Jeff	RCG.35	Docket #:06-2846	Fine: \$2,500
Cunningham, Barry	RCG.141	Docket #:06-2852	Fine: \$900
Diorio, Ronald	RCG.159	Docket #:06-2854	Fine: \$600
Fazio, Michael	RCG.194	Docket #:06-2855	Fine: \$700
Lemp, Patrick A.	RCG.367	Docket #:06-2861	Fine: \$500

Moore, Philip	RCG.973	Docket #:06-2866	Fine: \$300
Mulligan, Randall	RCG.1040	Docket #:06-2869	Fine: \$300
O'Brien, William	RCG.464	Docket #:06-2870	Fine: \$700
Russ, Howard	RCG.538	Docket #:06-2874	Fine: \$300
Sabella, Joseph	RCG.939	Docket #:06-2875	Fine: \$1,000
Smith, Stephen	RCG.571	Docket #:06-2878	Fine: \$200
Stern, Donald	RCG.579	Docket #:06-2879	Fine: \$200

Com. Buckley motioned to accept the Settlement Agreements as submitted by DCP. Com. Hunter 2nd, and the vote carried unanimously

c. Complaint Report

Com. Tetreault motioned to add the Complaint Report to the Agenda. Com. Buckley 2nd, and the vote carried unanimously. The Complaint was reviewed.

3. PROVISIONAL APPRAISER LICENSEING/NOTIFICATION

- a. Cinotti, Lucia – requesting clarification of the explanation given to her why she can't have her appraiser's license reinstated and/or use her previous experience/training towards her General . **No Action Taken**
- b. Gamache, Michelle – requesting educational equivalency towards her General Certified Appraisal License. **Com. Tetreault motioned to grant her 30 hours of equivalency towards her General Certified Appraisal license. She was granted 15 hours for the finance 333, and 15 hours for the OPIM 303. Com. Buckley 2nd, and the vote carried unanimously.**
- c. Morse, Sylvia M. – requesting extension on her Provisional License while her application is being process. **Com Buckley motioned to grant her a 60 day extension on her Provisional License. Com Tetreault 2nd, and the vote carried unanimously.**
- d. Greyson, Melissa – Requesting a 90 day extension on her Provisional License. **Com. Tetreault motioned to add her to the agenda. Com. Hunter 2nd, and the vote carried unanimously. Com. Tetreault motioned to grant her a 90 day extension effective 1/10/07. Com. Hunter 2nd, and the vote carried unanimously.**

4. REQUESTING TEACHING EQUIVALENCY

- a. Calise, Michael – Provisional applicant requesting CE credit for course/s taught at the Westport Real Estate Institute. Table until next month. **The Chairman request Mr. Calise be present at the February meeting to get clarification if he took the course.**

5. NEW BUSINESS

- a. Correspondence from Jenny Tedwill re: Exposure Draft of an Interpretation & a Guide Note applying to the Real Property Appraiser Qualification Criteria was reviewed.
- b. Dick, Linda – requesting to appear before the Commission. Deferred to next meeting.
- c. Fred Kamp, Jr. – was previously a limited tenure appraiser, is now requesting to become a general certified appraiser. **Com. Hagearty motioned to add Mr. Kamp to the agenda, Com. Tetreault 2nd, and the vote carried unanimously.**

The Chairman stated Mr. Kamp would need to complete an application, provide 2006 appraisal work samples, and take 15 hours of USPAP prior to taking the exam.

- d. Correspondence from Jayme Wheeler re: Promissor 's issues was reviewed.

6. OLD BUSINESS

- a. Gary Ocher – requested to appear before the Commission by Chairman
 - b. Peter Hasting – requested to appear before the Commission by Chairman
- Chairman Italia requested a 2nd letter be sent to Mr. Ochla, and Mr. Hasting inviting them to the February's meeting.**

7. APPLICATION FOR APPROVAL

- a. Fitzgerald, Brian E. – RCR applicant. **Com. Buckley motioned to table his application until his courses are clarified. Com. Tetreault 2nd, and the vote carried unanimously.**
- b. Huntley, Denise – RSP applicant. **Com Tetreault motioned to table her application until additional information is obtained. Com. Hunter 2nd, and the vote carried unanimously.**
- c. Shepard, Joanna E. – Certified General Appraiser applicant. **Com Hagearty motioned to approve her application. Com. Tetreault 2nd, and the vote carried unanimously.**
- d. Regis, Rampelli - **Com. Hagearty motioned to add her to the agenda. Com. Buckley 2nd, and the vote carried unanimously. Com. Hagearty motioned to approve her application. Com. Hunter 2nd, Com. Buckley abstained, and the vote carried unanimously.**

8. APPRAISAL CANDIDATES APPROVED FOR THE MONTH OF JANUARY, 2007

SEE ATTACHED IN FILE.

Com. Hunter motioned to approved the candidates list as recommend by DCP. Com. Tetreault 2nd, and the vote carried unanimously.

9. REAL ESTATE APPRAISAL COURSE APPLICATIONS

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|---|---|
| a. The Massachusetts Board of Real Estate Appraisers
Residential Appraiser Site Valuation & Cost Approach | School Application
15 Hours CE/PE |
| b. JMB Real Estate Academy, Inc.
Approve subject to State Review. | School Application Denied |
| c. Appraisal Institute | |
| i Office Building Valuation:
A Contemporary Perspective | 7 Hours CE |
| ii Computer Enhanced Cash Flow Modeling | 16 Hours CE |
| iii General Market Analysis and Highest & Best Use | 30 Hours PE |
| d. University of Connecticut | |
| i. How To Do A Title Search | 3 Hours CE |
| ii. Roads & Row's (Non-Possessory Rights) | 3 Hours CE |
| iii. Current Issues in Real Estate 1 & 2 | 3 Hours CE Each |
| e. MidState Business & Real Estate Training Center | |
| i. Red Flags Property Inspection Guide Online | 4 Hours CE |
| ii. Property Mgmt & Managing Risk Online | 4 Hours CE Denied |
| iii. Environmental Issues in Your RE Practice Online | 4 Hours CE |
| f. The American Society of Farm Managers & Rural appraisers, Inc. | |
| i. ASFMRA 77 th Annual Meeting | 12 Hours CE Denied |
| g. McKissock, LP | |
| i. Residential Sales & Income Approaches Online | 30 Hours PE |
| h. Eastern CT Association of Realtors, Inc. | |
| i. Analysis, Valuation &
Marketing Bus. Opportunity Property | 3 Hours CE |
| ii. Leasing Commercial Real Estate | 3 Hours CE |

Com. Buckley motioned to approve the above school courses 9 a, c, d, e, g, & H. Com. Tetreault 2nd, and the vote carried unanimously.

Com Buckley motioned that the above school 9b need to be reviewed prior to approval. Com Tetreault 2nd, and the vote carried unanimously.

Com Tetreault motioned to deny the above school course 9eii. Com Hunter 2nd, and the vote carried unanimously.

Com. Buckley motioned to deny the above school course 9 fi, will be reviewed on a individual basis with a stipulation of minimum of 2hours and documentation of attendance.

2. COMMENTS/CONCERN OF ANY PERSON PRESENT

Ed McMahon informed the Commission he will be attending the CREAC meetings on a regular basis to present Appraisal applications.

10. ADJOURN

Com. Hunter motioned to adjourn the meeting. Com. Hagearty 2nd, and the vote carried unanimously. Meeting adjourned at 12:15 p.m.

Respectfully submitted,

Sallie Pinkney
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, February 14, 2007 in Room 126