

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
September 12, 2007**

The meeting of September 12, 2007 was called to order by Christopher Italia, Chairman at 8:30 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)
Nicholas J. Tetreault (Cert. Gen. App - 3rd District)
Sean T. Hagearty (Cert. Gen. App. - 2nd District)
Russell Hunter (Public Member – 5th District)
Gerald Rasmussen (Cert. Gen. App. - 4th District)
Norris Hawkins (Public Member – 1st District)

Commission Members Absent: Francis Buckley, Jr. (Cert. Gen. App. - 2nd District)

Commission Vacancies: One Public Member

Commission Counsel Present:

DCP Staff Present: Sallie R. Pinkney, Board Secretary
Timothy Keefe, Real Estate Examiner
Laureen Rubino, Real Estate Supervisor
Vicky Bullock, Esq. Legal Division
Linda Roberts, Executive Assistant

Public Present:

Vincent Braucci	Jim Kyle
Lori Longhi	Bunny Kyle
John Northrop	William Currin
Valerie Hau	Shannon O’Neil
Rob Clermont	Richard Morrow
Marie M. Peter	Erika Urszeny
Michael Calise	Donna Henning
Gary Jackson	Chris Kerin
Pamela Reeves	

Note: The administrative functions of this Commission are carried out by the Department of Consumer Protection, Real Estate Division. For information please call Timothy Keefe, Real Estate Examiner and Real Estate Appraisal Commission Administrator, at (860) 713-6151 or visit www.ct.gov/dcp.

1. REVIEW MINUTES OF PREVIOUS MEETINGS

- a. Update previous Minutes concerning Continuing Education approval/denial of Course submitted entitled Current Issues in Real Estate 1 & 2. **Com. Tetreault motioned to amend minutes of 4/11/07, 6/13/07 & 1/10/07. Com Hunter 2nd, and the vote carried unanimously.**
- b. Review Minutes of Meeting from July 11, 2007. **Com. Tetreault motioned to approved the July 11, 2007 minutes of meeting. Com Hagearty 2nd, and the vote carried unanimously.**

2. APPRAISAL COMPLAINT UPDATE

- a. 3 BPO complaints were closed. Letters of reprimand were sent. No fines were applied; however, the Commission felt that the respondents should have been fined.
- b. There are 17 open complaints, 2 complaints will need CREAC to review.
- c. File # 2007-3329 to be given to CREAC member for review
- d. File # 2007-2984 to be given to CREAC member for review

3. CONSIDERATIONS FROM TRADE PRACTICE DIVISION

- a. License Application
 - i. Michael Calise RCR applicant – seeking teaching credit for P & P course taught (2nd request). **Com. Rasmussen motioned to grant him teaching credit toward his pre-license education. Com. Tetreault 2nd, and the vote carried unanimously.**
 - ii. Deborah Carpenter, RCR applicant – seeking credit for P & P taken in 1992. **Com. Tetreault motioned to grant her education credit for P&P course taken previously. Com. Rasmussen 2nd, and the vote carried unanimously.**
 - iii. Ruth Arotzky RSP applicant – seeking 60 day extension in order to complete education and take test. **Com Hagearty motioned to grant her a 60 day extension effective 8/28/07 – 10/28/07. Com. Tetreault 2nd, and the vote carried unanimously.**
 - iv. Edward A. Sulik RCR applicant – seeking a 90 extension on his Provisional License. **Com. Hagearty motioned to grant him a ninety day extension subject to review of reports. Applicant must include five full appraisal, five 2055s and two of the full appraisal at seven hours. Com. Hawkins 2nd, and the vote carried unanimously.**

- v. Brian Ftizgerald RCG applicant – seeking course approval from CCMA. **Com. Hagearty motioned to grant him educational credit for course taken at CCMA. Com. Tetreault 2nd, and the vote carried unanimously.**
- vi. Darcy Fox RCG applicant – CREAC to review her education experience.
- vii. Daniel Arsenault RCR applicant – CREAC to review experience log. **No Action Taken**
- viii. Karen Fountain RCR applicant – CREAC to review old samples and seeking experience credit in place of log. **No Action Taken**
- ix. Shawna O’Neil – RCR applicant – requesting review of her tax assessor experience. **Com. Hagearty motioned to accept her previous work experience as equivalency to her log, and approve her RCR application. Com. Hunter 2nd, and the vote carried unanimously.**
- x. Alexis Chase – RCG applicant – resubmission of sample commercial appraisers. **The Commission voted to table this matter until 10/10/07. Alexis should appear before the Commission.**
- xi. Christine A. Waryasz – RSP 1817 – requesting a 9 month extension due to medical condition. **Com. Tetreault motioned to grant her a 9 month extension due to medical hardship. Com. Hunter 2nd, and the vote carried unanimously**

4. LEGAL DIVISION REQUESTS

- a. William Henry – Docket # 2007-1242 request for formal hearing – informal compliance has been completed. A formal hearing is schedule for 10/10/07 @ 10:30 a.m.
- b. Marc Peter Nadeau – Docket # 07-1116. **Com. Rasmussen motioned to place Nick Tetreault as acting Chairman for the Consent Agreement on Marc P. Nadeau, and then return the chair back to Com. Italia. Com. Hagearty 2nd, and the vote carried unanimously. Listen to Tape**
- c. Gregory Faughnan & Edward Ferrarone request for formal hearing. Formal hearing scheduled for 10/10/07 @10:30 a.m.
- d. Formal Hearing appearances of CE negligent appraisers. Possible Suspension/Revocation may be necessary. A formal hearing is scheduled for 10/10/07 @10:30 a.m.

- e. Edward Lucvinko RSP.1015, Docket # 06-3052. **Com. Tetreault motioned to revoke his license. Com. Hagearty 2nd, and the vote carried unanimously.**
- f. William Currilin RSP.1138, Docket # 06-3040. **Com. Hagearty motioned to table this matter.**
- g. Garry Jackson RSP.1260, Docket # 06-3048. **No action required**
- h. Alan Klavins RSP.822, Docket # 06-3050. **Com. Hagearty motioned to revoke his license. Com Hawkins 2nd, and the vote carried unanimously.**
- i. Donna Henning RCR.247, Docket # 06-2807. **Com. Hagearty motioned to table this matter until it is reviewed by Tim Keefe, Board Administrator. Com Hunter 2nd, and the vote carried unanimously.**
- j. Erika Urszenyi RSP.842- Docket # 06-3070. License surrendered 02/07. **No action required.**
- k. Consent Agreements-

Com. Hagearty motioned to place Com. Rasmussen as acting Chairman for the Consent Agreement on Jeffrey Byington & Roy O’Neil, Jr., and then return the chair back to Com. Italia. Com. Hunter 2nd, and the vote carried unanimously. Listen to Tape

 - i. Jeffrey . Byington Docket # 2007-743, agreement signed by acting chairman.
 - ii. Roy L. O’Neil, Jr. Docket # 2007-422, agreement signed by acting chairman

5. CONTINUING EDUCATION AUDIT UPDATE

- a. Timothy Keefe distributed an updated CE Audit report.
- b. James Moran RCG.432 – settlement agreement to be signed, and letter to CREAC
- c. The Chairman stated that all Continuing Education Civil Penalties are not considered disciplinary; some are considered to be Administrative.

6. PROVISIONAL APPRAISER LICENSEING/NOTIFICATION

- a. Diane Raynor RSP.1196 – Requesting to Stop-the-Clock until further notice. **Com. Tetreault motioned to stop-the-clock effective 01/27/04-07/27/07. Com. Hawkins 2nd, and the vote carried unanimously.**

7. REQUESTING EQUIVALENT CONTINUING EDUCATION CREDIT

- a. Ann Cameron – seeking 14 hours of CE credit for UConn Tax Assessor workshop. **No action taken, more information needed.**

8. NEW BUSINESS

- a. James Kyle, Appraisal Instructor appeared before the Commission to discuss the segmented scenario process. **Com. Tetreault motioned that the Provisional applicants applying for the segmented scenario receive a waiver of sponsor, but must apply prior to 10/31/07. In addition all applications received after 10/31/07 must meet the new requirements. Com. Hawkins 2nd, and the vote carried unanimously.**
- b. Christopher Kerin would like to appear before CREAC to discuss the sponsoring of Provisional Appraisers by multiple RCGs. **The Commission concluded that this is a federal change. The Commission suggested that mr. Kerin submit a list, of all the sponsor/supervisors and all the provisional Appraisers currently working in his company, to the Board Administrator. It will be placed in his license file.**
- c. Correspondence from Laureen Rubino to CREAC re: USPAP Q & A Analysis (11 packet) was review.
- d. Discussion concerning cut off date for segmented scenario applicants. **It was decided by the Commission that there would be a cut-off-date of 10/31/2007 for the submission of segmented scenario appraisal applications, based on the fact that the staff would be unable to process any applications taken after this date in order for them to have sufficient time to take the PSI exam before the end of the year.**
- e. ARELLOgram was Review

9. OLD BUSINESS

- a. Jeannine Mollica of New Haven Real Estate School had two courses rejected at the July's meeting, and she would like to know why. The courses were titled 1) Property Management & Managing Risk and 2) Environmental Issues in Your Real Estate Practice. **Com. Hagearty motioned to approve the course. Com. Tetreault 2nd, and the vote carried unanimously.**

10. SCHOOL AND COURSE APPLICATION FOR September 12, 2007

a. American Society of Farm Managers and Rural Appraisers

- i. Basic Appraisal Principles 18 Hours CE

b. Appraisal Institute

- i. Basic Appraisal Principles Online 18 Hours CE
- ii. Valuation of Conservation Easements 18 Hours CE

i.	The Appraisers Role as an Expert Witness	3 Hours CE
ii.	Predatory Lending & Mortgage Fraud	3 Hours CE
g.	Eastern Connecticut Association of Realtors	
i.	Real Estate Economics	36 Hours PL
h.	Greater Hartford Association of Realtors	
i.	Dealing With Distressed Properties	3 Hours CE
ii.	Current Issues in Real Estate II	3 Hours CE
i.	Massachusetts Board of Real Estate	
i.	Understanding Exterior Construction	3 Hours CE
ii.	Statistics, Modeling & Finance	15 Hours PL
iii.	Intro to Common Architectural Styles & Features	3 Hours CE
iv.	Breakfast With the Experts	3 Hours CE
	How Underwriters Analyze Residential Appraisals	
j.	McKissock, LP	
i.	USPAP 7 Hours/USPAP Equivalent	7 Hours CE
ii.	Sales Comparison Approach Online	15 Hours PL
iii.	Mandatory CT Appraisal Law Update	3 Hours CE
iv.	Disclosures & Disclaimers	4 Hours CE
k.	MidState Business & Real Estate Training Center	
i.	Mortgage Fraud	7 Hours CE
ii.	The FHA & VA Appraiser: Thriving & Surviving	7 Hours CE
iii.	Residential Site Valuation & Cost Approach	15 Hours PL
iv.	Residential Sales Comparison & Income Approaches	30 Hours PL
v.	Residential Report Writing	15 Hours PL
vi.	Basic Appraisal Principles	30 Hours PL
vii.	Basic Appraisal Procedures	30 Hours PL
viii.	Market Analysis & Highest & Best Use	15 Hours PL

I. New Haven Real Estate School

- i. Mandatory Real Estate Appraisal Law Update 3 Hours CE
- ii. Residential Construction Development 3 Hours CE
- iii. Understanding Fannie Mae Guidelines 3 Hours CE
- iv. Residential Narrative Appraisal Report Writing 3 Hours CE

m. A Professional Valuation & Real Estate School

- i. USPAP Course Online 7 Hours CE
- ii. Introduction to Commercial Appraisal Online 3 Hours CE
- iii. Residential Cost Approach Online 7 Hours CE
- iv. FHA & VA Appraisal Basics Online 7 Hours CE
- v. Income Approach: An Overview Online 7 Hours CE
- vi. Mortgage Fraud: A Dangerous Business Online 7 Hours CE
- vii. Sales Comparison Approach Online 7 Hours CE

n. University of CT

- i. 2007 CT Conference 3 Hours CE

Com. Rasmussen motioned to approve the school & course applications for 9/12/07 (item 11 a-o), subject to CAP approval. All non CAP approval submittals will expire on 12/30/07. Com. Tetreault 2nd, and the vote carried unanimously.

11. ADJOURN

Com. Tetreault motioned to adjourn the meeting. Com. Hawkins 2nd, and the vote carried unanimously. Meeting adjourned at 12 noon.

Respectfully submitted,

Sallie Pinkney
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, October 10, 2007 in Room 126