

**STATE OF CONNECTICUT  
DEPARTMENT OF CONSUMER PROTECTION  
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION  
Minutes of Meeting  
February 13, 2008**

The meeting of February 13, 2008 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. - 1<sup>st</sup> District)  
Sean T. Hagearty (Cert. Gen. App. - 2<sup>nd</sup> District)  
Russell Hunter (Public Member – 5<sup>th</sup> District)  
Gerald Rasmussen (Cert. Gen. App. - 4<sup>th</sup> District)  
Norris Hawkins (Public Member – 1<sup>st</sup> District)  
Fay Sheppard (Public Member – 4<sup>th</sup> District)

Commission Members Absent: Francis Buckley, Jr. (Cert. Gen. App. - 2<sup>nd</sup> District)  
Nicholas J. Tetreault (Cert. Gen. App - 3<sup>rd</sup> District)

Commission Vacancies: None

Commission Counsel Present: None

DCP Staff Present: Sallie R. Pinkney, Board Secretary  
Timothy Keefe, Board Administrator,  
Vicky Bullock, Principal Attorney

Public Present: Dawn D'Angelo  
Jim Kyle  
Ken Goldbert  
Kevin Costa

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, Commission Administrator at (860) 713-6151 or visit [www.ct.gov/dcp](http://www.ct.gov/dcp).

## **1. REVIEW MINUTES OF PREVIOUS MEETINGS**

- a. The Minutes of Meeting of January 9, 2008 was reviewed. **Commissioner Hagearty motioned to approve the Minutes as amended. Commissioner Rasmussen 2<sup>nd</sup>, and the vote carried.**

## **2. CONSIDERATION FROM LEGAL DIVISION – presented by Attorney Vickly Bullock**

- a. In the Matter of William D. Henry – Docket No. 2007-1242. Postponed until 3/12/08.
- b. In the Matter of Gregory Faughnan – Docket No. 2007-744. Paid Civil Penalty of \$250.
- c. In the Matter of Edward J. Ferrarone - Docket No 2007-745. Paid Civil Penalty of \$250
- d. File # 2006-8514 – The File will be forwarded to Commissioner Buckley for review.

## **3. CONSIDERATION FROM TRADE PRACTICE DIVISION**

- a. Leslie Kornosewicz – requesting 18 hours of Continuing Education E equivalency for a CCMA III course. **Commissioner Hagearty motioned to grant her 18 hours of Continuing Education equivalency. Commissioner Hunter 2<sup>nd</sup>, and the vote carried.**
- b. Albert W. Franke III – requesting 7 hour mandatory USPAP Continuing Education equivalency. **Commissioner Rasmussen motioned to deny his request. Chairman Italia 2<sup>nd</sup>, and the vote carried.**
- c. Michelle Gamache – RCG requesting 18 hours of CE equivalency for UConn MBA Finance 331. **Commissioner Hagearty motioned to grant her 18 hours of Continuing Education equivalency. Commissioner Hunter 2<sup>nd</sup>, and the vote carried.**
- d. Audrey Cole – requesting 18 hours of Continuing Education equivalency for CCMA 2a & 2b. **Commissioner Hagearty motioned to grant her 18 hours of Continuing Education equivalency. Commissioner Hunter 2<sup>nd</sup>, and the vote carried.**
- e. James L. Ganis – seeking an extension on his Provisional License. **Commissioner Hunter motioned to grant him a 5<sup>th</sup> opportunity to take the exam. Commissioner Hagearty 2<sup>nd</sup>, and the vote carried.**
- f.
- g. Marianne Engengro – requesting to stop-the-clock on her RSP 1343 effective 1/17/08. **Commissioner Hunter motioned to stop-the-clock on her Provisional license. Commissioner Hagearty 2<sup>nd</sup>, and the vote carried.**
- h. William Nieves, RSP, requesting to take the RCR exam for a 5<sup>th</sup> time. **Commissioner Hunter motioned to grant him a 5<sup>th</sup> opportunity to take the exam. Commissioner Hagearty 2<sup>nd</sup>, and the vote carried.**
- i. Kenneth Goldberg – Commission to review provisional course work. **Commissioner Hagearty motioned to approve his course work. Commissioner Hunter 2<sup>nd</sup>, and the vote carried.**
- j. Kevin G. Costa – Commission to review RCG log & samples. **Commissioner Hunter motioned to approve his samples/logs. Commissioner Hagearty 2<sup>nd</sup>, and the vote carried.**

- k. Edward Lucvinko – Commission requested him to appear with his supervisor Linda Sepso to discuss reinstating his Provisional License. **Postponed**
- l. Dawn D'angelo, RSP – requesting to take the RCR exam for a 5<sup>th</sup> time. **Commissioner Hagearty motioned to grant her a 5<sup>th</sup> opportunity to take the exam. Commissioner Hunter 2<sup>nd</sup>, and the vote carried.**
- m. Robert Panetta, RSP 1172 – requesting a one year extension on his license. **Commissioner Hagearty motioned to grant him an extension on his Provisional license retroactive 12/24/07 – 12/31/08. Commissioner Hunter 2<sup>nd</sup>, and the vote carried.**
- n. Joseph Sena, RSP 1262 – requesting a one year extension on his license. **Commissioner Hagearty motioned to grant him an extension on his Provisional license until 04/30/09. Commissioner Hunter 2<sup>nd</sup>, and the vote carried.**
- o. Scott Swanbery, RSP 1000 – requesting an retroactive extension to 4/30/08. **Commissioner Hunter motioned to grant him an extension on his Provisional License. Commissioner Hagearty 2<sup>nd</sup>, and the vote carried.**
- p. Katherine A. Kerlejza – Commission to review RCG samples & log. **Commissioner Hagearty motioned to approve his samples/logs. Commissioner Hunter 2<sup>nd</sup>, and the vote carried.**
- q. Theresa Rasmussen – requesting 18 hours of continuing education equivalency. **Commissioner Hagearty motioned to grant her 18 hours of continuing education equivalency. Commissioner Hawkins 2<sup>nd</sup>, and the vote carried. Commissioner Rasmussen recused.**
- r. Paul A. Champagne – requesting continuing education credit for a course taken at The Counselor of Real Estate. **Commissioner Hagearty motioned to approve him for 18 hours of continuing education credit. Commissioner Hunter 2<sup>nd</sup>, and the vote carried.**

#### **4. APPRAISAL INVESTIGATION UPDATE**

- a. CT Real Estate Appraisal Complaint Status Report was reviewed.

#### **5. NEW BUSINESS**

- a. Correspondence from Gov. Jodi Reil to Gerald V. Rasmussen and Christopher Italia reappointing them to the Appraisal Commission. **Chairman Christopher Italia, and Commissioner Gerald Rasmussen were sworn into their reappointed positions by Vicky Bullock, Attorney DCP.**
- b. Commission to discuss Louisiana Real Estate Appraisal Board Reciprocity Agreement. **Tim Keefe will forward a follow-up letter to other states regarding reciprocity.**
- c. PSI Candidate Information Bulletin for Appraisers was reviewed.
- d. Discussion of Appraisers' fees. Would it be a regulation change or a statue change to increase the fee?
- e. The Commission Members will draft an outline of propose changes to the Appraisal legislation, to present to Jerry Padula, Legislative Liaison for DCP at the next meeting.

## 6. OLD BUSINESS

- a. RSP Board Administrator to discuss Provisional Appraiser four year expiration problem concerning CAVU software which is now remedied.
- b. Com. Gerald Rasmussen delivered a final report on Provisional Appraisal four year time limits. **Commissioner Rasmussen reported that most state have a 5 year window on their Provisional License.**

## 7. APPRAISAL COMMISSION COMPREHENSIVE LICENSE REPORT

- a. CT Real Estate Appraisal Comprehensive License Report was reviewed.

## 8. APPROVED REAL ESTATE APPRAISAL SCHOOL/COURSE APPLICATIONS

### a. **Appraisal Institute**

- |   |                |
|---|----------------|
| i. Residential Market Analysis & Highest & Best Use -         | 15 hours PL/CE |
| ii. National USPAP  | 7 hours CE     |
| iii. Condemnation Appraising: Basic Principles & Applications | 16 hours CE    |
| iv. Condemnation Appraising: Advanced Topics & Application    | 16 hours CE    |
| v. Condominiums, Co-Ops, and PUDs                             | 7 hours CE     |
| vi. Scope of Work   | 7 hours CE     |
| vii. Analyzing Operating Expense online                       | 7 hours CE     |
| viii. Appraisal of Nursing Facilities                         | 9 hours CE     |
| ix. The FHA & The Appraisal Process                           | 7 hours CE     |
| x. Residential Design & Functional Utility                    | 7 hours CE     |
| xi. Residential Property Construction & Inspection            | 7 hours CE     |
| xii. Using Your HP12C Financial Calculator                    | 7 hours CE     |
| xiii. Valuation of Detrimental Conditions in Real Estate      | 7 hours CE     |
| xiv. Appraisal of Residential Property for Foreclosure        | 7 hours CE     |
| xv. Appraisal Challenges: Declining Markets & Sales Concsn.   | 7 hours CE     |
| xvi. Marshall & Swift Commercial Cost Training                | 7 hours CE     |
| xvii. Residential Sales Comparison & Income Approach          | 30 hours PL    |
| xviii. Appraising Manufactured Housing                        | 7 hours CE     |

### b. **Connecticut Chapter of the Appraisal Institute**

- i. Beware of Rising House Prices – 3 hours CE
- ii. The Canary in the Coal Mine: Energy Star & the Appraisal Process 3 hours CE
- iii. Spotlight on USPAP; Reappraising, Readdressing, Reassigning; 3 Hours CE
- iv. What I Have Been Telling Bankers About Appraisal 3 hours CE
- v. Real Estate Trends Outlook 3 hours CE

### c. **Connecticut Real Estate Academy**

- i. Home Safety Concerns for Realtors & Appraisers 3 hours CE

- d. **A Professional Valuation & Real Estate School, LLC**
  - i. National USPAP 15 hours PL/CE
  - ii. Environmental Issues Online 4 hours CE
  - iii. Foreclosures Online 3 hours CE
- e. **Dynamic Directions, Inc.**
  - i. Seller Representative Specialist DENIED 14 hours CE
- f. **Dynasty School**
  - i. Statistics, Modeling & Finance 15 hours CE/PL
- g. **Just Valuation Inc. (JVI)**
  - i. JVI Appraising Residential REO Properties 6 hours CE
- h. **McKissock LP**
  - i. Even Odder: More Oddball Appraisals Online 7 hours CE
  - ii. Environmental Issues for Appraisers Online 5 hours CE
  - iii. Mortgage Fraud: Protect Yourself 7 hours CE
  - iv. Environmental Issues for Appraisers 4 hours CE
- i. **Manfred Real Estate Learning Center, Inc.**
  - i. School Application Approve
  - ii. Introduction to Commercial Appraisal online 3. hours CE
  - iii. The Income Approach online 7 hours CE
  - iv. FHA & VA Appraisal Basics online 7 hours CE
  - v. Sales Comparison Approach online 7 hours CE
  - vi. Cost Approach online 7 hours CE
  - vii. Mortgage Fraud: A Dangerous Business online 7 hours CE
- j. **Midstate Business & Real Estate Training Center**
  - i. 2006 – 2008 Mandatory CT Appraisal Law Update  
Need IDEC approval 3 hours CE
- k. **Real Estate Training & Educational Services**
  - i. Basic Appraisal Procedures 30 hours PL
- l. **Rhode Island Chapter of the Appraisal Institute**
  - i. Residential Design & Functional Utility 7 hours CE
- m. **New Haven Real Estate School**
  - i. Green Building; The Basic 3 hours CE
- n. **VAN Education Center**
  - i. Basic Appraisal Principles  
Need IDEC approval 30 hours PL

**Commissioner Hagearty motioned to approve the schools with changes. Commissioner Hunter 2<sup>nd</sup>, and the vote carried.**

**9. ADJOURN**

- a. Commissioner Hagearty motioned to adjourn the meeting. Commissioner Hunter 2<sup>nd</sup>, and the vote carried. The meeting adjourned at 11:20 a.m.**

Respectfully submitted,

Sallie Pinkney  
Commission Secretary

**The next meeting of this Commission is scheduled for Wednesday, March 13, 2008 in Room 126**