

**STATE OF CONNECTICUT  
DEPARTMENT OF CONSUMER PROTECTION  
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION  
Minutes of Meeting  
July 9, 2008**

The meeting of July 9, 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. - 1sr 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)

Commission Members Absent: Fay Sheppard (Public Member – 4<sup>th</sup> District)  
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  
Lauren Rubino, Real Estate Supervisor  
Nicole Rousseau, Intern  
Kristen Jensen, Intern  
Kelsey Loomis, Intern

Public Present: Jim Kyle

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 by email at [timothy.keefe@ct.gov](mailto:timothy.keefe@ct.gov) or visit [www.ct.gov/dcp](http://www.ct.gov/dcp).

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

- a. Review minutes of June 11, 2008 meeting. **It was moved by Commissioner Hagearty, Commissioner Rasmussen 2<sup>nd</sup>, and the vote carried to approve the minutes as amended.**

## **2. CONSIDERATION FROM LEGAL DIVISION**

- a. Handout, letter from T. Keefe, Board Administrator, to AAG Alan Ponanski, regarding Appraisal Complaint #:2006-8514. **The Commission concluded that the Final Decision Order was not made during the Executive Session. Attorney Alan Ponanski will attend the September's meeting.**

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

- a. Handout, Connecticut Appraiser Examination Statistics Summary was reviewed.
- b. Handout, Appraisal Complaint Update status report was reviewed
- c. Update and discussion on status of reciprocity agreements with other States was reviewed and discussed.
- d. Handout, Commissioners to review and approve the State of Arizona reciprocity agreement was reviewed
- e. Handout, draft of the State of Connecticut master reciprocal agreement written by AAG Larry Widem was reviewed.
- f. Handout of State of Indiana reciprocity agreement was reviewed.
- g. Handout, Commissioners to reviewed the State of Louisiana reciprocity agreement

**The Commission would like to have the Legal Department review the reciprocal agreements and make recommendations specifically the continuing education requirement. These items should be brought to the September's meeting.**

## **4. APPRAISER LICENSEING**

- a. Raquel Gigi-Bronstein, RSP applicant requesting course approval for old pre-license courses taken in 2007.
- b. Yacov J. Gigi, RSP applicant requesting course approval for old pre-license courses taken in 2007.
- c. Margalit G. Gigi, RSP applicant requesting course approval for old Pre-license courses taken in 2007.

**Chairman Italia tabled items 4 a,b,c until the next meeting.**

## 5. NEW BUSINESS

- a. AQB handout on Public Meeting Summary June 6, 2008 was reviewed
- b. AQB handout Guide Note 6 (GN-6) was reviewed
- c. ASC handout concerning Members and Staff was reviewed
- d. FYI handout, letter from NY appraiser regarding appraisal management companies was reviewed
- e. **It was moved by Commissioner Hagearty, Commissioner Hunter 2<sup>nd</sup>, and the vote carried to apply a civil penalty to the Certified Appraiser who Sponsors a Provisional Appraiser if the Provisional Appraiser fail to meet the continuing education requirement. The sponsor will be fined a civil penalty in the amount of one hundred dollar (\$100.) per hour missed.**

## 6. OLD BUSINESS

- a. A discussion on changes to current Appraisal Regulations with regards to the 4 year RSP cycle and the removal of all references to the Licensed and Limited appraiser categories took place.
- b. A correspondence via email from Tadas Dabsys of PSI to Richard Hurlburt concerning appraiser scaled scoring was reviewed.
- c. A correspondence from the Appraisal Foundation to Freddie Mac regarding their thoughts on the proposed new HVCC legislation was reviewed
- d. A correspondence from various federal offices to Mr. James B. Lockhart III regarding their thoughts on the proposed new HVCC legislation, previously e-mailed to each Commission Member was reviewed.

## 7. SCHOOL AND COURSE APPLICATION FOR July 9, 2008

- a. Allied Schools
  1. USPAP Update 7 hours CE
  2. National USPAP 15 hours PL
- b. Appraisal Institute
  1. Appraisal Curriculum Overview (residential) 8 hours CE
  2. Appraisal Curriculum Overview (general) 15 hours CE
- c. Dynasty School
  1. Residential Market Analysis & Highest/Best Use 15 hours CE/PL
  2. Res. Sales Comparison & Income Approaches 30 hours CE/PL
  3. Appraisal Basic Principles & Procedures 60 hours PL

- 4. Statistics, Modeling & Finance 15 PL/14 hours CE
- 5. Residential Report Writing 15 PL/14 hours CE
- 6. Residential Site Valuation Cost Approach 15 PL/14 hours CE

d. Massachusetts Board of Real Estate Appraisers

- 1. Appraising Easements 7 hours CE
- 2. Breakfast With The Experts 3 hours CE
- 3. 2008-2009 USPAP Update 7 hours CE

**It was moved by Commissioner Hunter, Commissioner Hagearty 2<sup>nd</sup>, and the vote carried to approve the school as submitted by DCP.**

**8. ADJOURN**

**It was moved by Commissioner Hagearty, Commissioner Hawkins 2<sup>nd</sup>, and the vote carried to adjourn the meeting at 10:11 a.m.**

Respectfully submitted,

Sallie Pinkney  
Commission Secretary

**The next meeting of this Commission is scheduled for Wednesday, September 10, 2008 in Room 126**