

**STATE OF CONNECTICUT  
DEPARTMENT OF CONSUMER PROTECTION  
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION  
Minutes of Meeting  
December 16, 2009**

The meeting of December 16, 2009 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 - 3<sup>rd</sup> 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)  
Norris Hawkins (Public Member – 1<sup>st</sup> District)

Commission Members Absent:

Commission Vacancies: Two Public Members

Commission Counsel Present: Alan Ponanski, Assistant Attorney General

DCP Staff Present: Sallie R. Pinkney, Board Administrator  
Vicky Bullock, Principal Attorney  
Linda Kieft-Robitaille, Real Estate Examiner  
Kelly Harvey, Real Estate Examiner  
Michelle Erling, Real Estate Examiner

Public Present:

Elizabeth Silver	Karen Solicito
Lenora Martorelli	Vincent Guardiano
Kenneth Goldberg	David Mungillo
Timothy Pothin, Esq	Thomas Gallagher

Note: The administrative functions of this Commission are carried out by the Department of Consumer Protection, Real Estate Division. For information please call Sallie Pinkney, Board Administrator at (860) 713-6140 or visit [www.ct.gov/dcp](http://www.ct.gov/dcp).

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

- a. Minutes of Meeting of November 18, 2009 was reviewed. **It was moved by Commissioner Buckley, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to approve the Minutes as amended.**

## **2. APPLICATIONS FOR REVIEW/APPROVAL**

- a. Peluchette, Paul -RCR applicant – submitting logs for approval & sample selection. **It was moved by Commissioner Buckley, Commissioner Rasmussen 2<sup>nd</sup>, and the vote carried to table until next month, and have applicant appear in person.**
- b. Simonetti, David – RCG applicant. Commission requested more samples showing at least 2 approaches. **It was moved by Chairman Italia, Commissioner Hagearty 2<sup>nd</sup>, and the vote carried to approve his samples.**
- c. Walters, Ryan – RCR applicant. Submitting logs for approval/sample selection. **Samples Selected**
- d. Silver, Elizabeth- RCR applicant. Commission requested applicant & sponsor to appear to discuss logs & provide samples. **It was moved by Commissioner Buckley, Commissioner Hagearty 2<sup>nd</sup>, and the vote carried to approve her work samples.**
- e. Martorelli, Lenora – RCR applicant. Submitting logs for approval. Discuss exam expiration date. **It was moved by Commissioner Buckley, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to approve her work samples.**
- f. Ansaldo, Jo-Ann – RCG applicant. Submitting samples for approval Passed exam 12/21/2007. **It was moved by Commissioner Buckley, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to approve her work samples.**
- g. Ajello, Dana – RCR applicant. Submitting samples for approval. Passed exam 11-1-2007. See letter of explanation. **It was moved by Commissioner Hagearty, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to approve her work samples retroactive 11/1/2009.**
- h. Stacey Kamienski – requesting an extension of exam/hours. **It was moved by Commissioner Hagearty, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to deny her request, the segmented scenario ends on 12/31/2009.**

- i. Karen Solicito - samples for CREAC to review. **It was moved by Commissioner Hagearty, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to approve her work samples.**
- j. **It was moved by Commissioner Hagearty, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to add Mr. Kenneth Goldberg to the agenda, he is seeking an extension to take the exam. It was moved by Commissioner Hagearty, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to deny his request, the segmented scenario ends on 12/31/2009.**

### **3. REQUESTING EQUIVALENT CONTINUING EDUCATION CREDIT**

- a. Amanda Ritsick – seeking equivalent credit for IAAO Course 102 Income Approach to Value 30 hrs. **It was moved by Commissioner Tetreault, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to approve her for 18 hours of equivalent credit.**
- b. Ann Cameron – seeking equivalent credit for CCMA Revaluation Course 28hrs. **It was moved by Commissioner Tetreault, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to approve her for 18 hours of equivalent credit.**
- c. Michele Gamache – discuss possible credit for L.E.E.D course work.  
**Tabled**

### **4. NEW BUSINESS**

- a. Michael O’Herlihy – requesting re-instatement of license. Surrendered due to non compliance with 2008 CE Audit. **It was moved by Chairman Italia, Commissioner Tetreault 2<sup>nd</sup>, Commissioner Buckley opposed and the vote carried to approve to reinstate his license.**
- b. Letter from James R. Park, Executive Director of Appraisal Subcommittee re: The appraiser Qualifications Board requirements pertaining to distance education was reviewed
- c. Appraiser Examinations 2010 National Licensing & Certification announcement was reviewed.

### **5. OLD BUSINESS**

- a. Formal Hearing – Docket No. 2007-2983 continuation from 11/18/2009. **It was moved by Commissioner Buckley, Commissioner Hagearty 2<sup>nd</sup>, and the vote carried to subpoena the Appraisal file and any other documents pertaining to the property at 626 Savin Avenue in West Haven, CT, and to continue the Hearing on January 12, 2010.**

**6. APPROVED REAL ESTATE APPRAISAL SCHOOL/COURSE APPLICATIONS**

**It was moved by Commissioner Rasmussen, Commissioner Rasmussen 2<sup>nd</sup>, and the vote carried to add items 6g, v and 6h, i to the agenda.**

- |  |                           |
|--|---------------------------|
| a. <b>American School of Real Estate Express, LLC</b>                              | <b>School Application</b> |
| <b>b. Appraisal Institute</b>  |                           |
| i. Advanced Res. Applications & Case Studies                                       | 15 hours PL               |
| ii. Advanced Res. Report Writing Part 2  | 30 hours PL               |
| iii. Res. Market Analysis & Highest & Best Use                                     | 15 hours CE               |
| iv. REO Appraisal:<br>Appraisal of Res. Property for Foreclosure & Pre-Foreclosure | 7 hours CE                |
| v. GIS – The Building Case Study online  | <b>7 hours CE</b>         |
| vi. Real Estate Appraisal Operations   | 4 hours CE                |
| vii. Res. Property Construction & Inspection online                                | 7 hours CE                |
| viii. Res. Design & Functional Utility online                                      | 7 hours CE                |
| ix. Appraisal of Nursing Facilities online   | 9 hours CE                |
| <b>c. McKissock LP</b>   |                           |
| i. National USPAP Update   | 7 hours CE                |
| ii. 2 – 4 Family Finesse online  | 7 hours CE <b>DENIED</b>  |
| iii. Environmental Issues for Appraisers online                                    | 5 hours CE                |
| iv. The Dirty Dozen online   | 3 hours CE                |
| v. Relocation Appraisal is Different online  | 7 hours CE                |
| vi. Appraising Historic Homes online   | 4 hours CE                |
| vii. Even Odder: More Oddballs Appraisals online                                   | 7 hours CE                |
| <b>d. Massachusetts Board of Real Estate Appraisers</b>                            |                           |
| i. National USPAP  | 7 hours CE                |
| ii. Foreclosures & Short Sales   | 3 hours CE                |
| <b>e. New Haven Real Estate School</b>   |                           |
| i. Retail Redevelopment Process for Appraisers                                     | 3 hours CE                |
| ii. Appraised Property Value: Fact or Fiction                                      | 3 hours CE                |
| <b>f. Worldwide ERC</b>  |                           |
| i. Relocation Appraisal Training Program   | 6 hours CE                |
| <b>g. A Professional Valuation &amp; Real Estate School</b>                        |                           |
| i. 2010 – 2011 USPAP Online  | 7 hours CE                |
| ii. 2010 – 2011 USPAP online   | 15 hours CE               |
| iii. Basic Appraisal Procedures online   | 30 hours PL/18 hours CE   |
| iv. Basic Appraisal Principles online  | 30 hours PL/18 hours CE   |
| v. Making FHA Loans online   | 4 hours CE                |

h. **CT Chapter of Appraisal Institute**

i. **Imminent Domain**

3 hours CE

**It was moved by Commissioner Rasmussen, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to approve the School/Course applications as submitted by DCP with changes.**

7. **ADJOURN**

**It was moved by Commissioner, Buckley, Commissioner Hagearty 2<sup>nd</sup>, and the vote carried to adjourn the meeting at 12:50 p.m.**

Respectfully submitted,

Sallie R. Pinkney  
Board Administrator

**The next meeting of this Commission is scheduled for Wednesday, January 13, 2010 in Room 126**