

**STATE OF CONNECTICUT  
DEPARTMENT OF CONSUMER PROTECTION  
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION  
June 10, 2009  
Minutes of Meeting**

The meeting of June 10, 2009 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 - 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)  
Mario Tolla (Public Member – 2<sup>nd</sup> District)

Commission Members Absent:

Commission Vacancies: One Public Member

Commission Counsel Present: None

DCP Staff Present: Sallie R. Pinkney, Board Secretary  
Vicky Bullock, Principal Attorney  
Laureen Rubino, Real Estate Supervisor  
Alex Homat, Real Estate Intern  
Elizabeth Pickering, Real Estate Intern  
Patrick Therriault, Legal Intern  
Clifford Garrett Real Estate Intern

Public Present: Candy Basta                      Jean Piazza  
Alex Kararsonyi                      Lewis Meriweather  
Jim Kyle                                  Karen Lafland  
Marc Gottesdiena                      Lori Fowler  
Richard Piazza

Note: The administrative functions of this Commission are carried out by the Department of Consumer Protection, Real Estate Division. For information please call Laureen Rubino, Real Estate Supervisor at (860) 713-6146 or visit [www.ct.gov/dcp](http://www.ct.gov/dcp).

**1. REVIEW MINUTES OF PREVIOUS MEETINGS**

The Minutes of Meeting of May 13, 2009 were reviewed. **It was moved by Commissioner Buckley, Commissioner Hawkins 2<sup>nd</sup>, and the vote carried to approve the Minutes of Meeting.**

**2. REPORT FROM LEGAL DIVISION**

- a. In the matter of James V. Mozzicato, Jr., a compliance meeting was scheduled
- b. File # 2007-2983 was scheduled for a compliance meeting
- c. File # 2008-5836 had a compliance meeting, and counsel agreed to settle. The Legal division proposed to accept a consent agreement.

**3. CONSIDERATIONS FROM TRADE PRACTICE DIVISION**

- a. Appraisal Complaint Update report was reviewed.

**4. APPRAISER LICENSING/NOTIFICATION**

- a. Ronnie Draper RSP 1002 - Seeking an extension in order to complete the required 125 hours needed to apply for an RCR. **It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, Commissioner Rasmussen opposed, and the vote carried to grant him a 1 year extension effective 6/10/09.**
- b. The Credential Counts report was reviewed
- c. The Exam Statistics report was reviewed

**5. NEW BUSINESS**

- a. None

**6. OLD BUSINESS**

- a. A Letter from Gateway Community College verifying that Frank O'Neill was the instructor and developer of the Mandatory Connecticut Appraisal Law Update course approved by the CREAC on July 11, 2008 was reviewed.
- b. ASC Audit scheduled for July 7<sup>th</sup> and 8<sup>th</sup> including meeting of July 8, 2009 was reviewed.

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

- a. Dering Emily A. RCR applicant CREAC to review Samples & Log. She passed the RCR exam on 11/28/2007. **It was moved by Commissioner Hagearty, Commissioner Hawkins 2<sup>nd</sup>, and the vote carried to accept the Logs & Samples as submitted.**
- b. Herbst David RCG applicant Review of samples as selected by the REAC. **Tabled until Mr. Herbst appear in person.**
- c. Meriwether Lewis RCG applicant. CREAC to review Samples. He passed the exam on 12/14/2007. **It was moved by Chairman Italia, Commissioner Buckley 2<sup>nd</sup>, Commissioner Tetreault opposed and the vote carried to deny his samples as presented, and recommend he resubmit samples that are conformed to USPAP.**
- d. Piazza Jean RCG applicant. Review of samples as selected by the REAC. **It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to accept the Samples as submitted.**
- e. Lefland Karen RCR applicant. Appearing before the Commission. **Ms. Lefland will need to complete 140 hours of Appraisal Education to include Appraisal Procedures, 15 hour USPAP, 7 hours of Mandatory USPAP Update, 3 hours of Mandatory Appraisal update, and present new samples and logs.**
- f. Basta, Candy – CREAC to review of samples, **It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to add Ms. Basta to the agenda. It was moved by Commissioner Hagearty, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to accept the samples as presented.**
- g. Fowler, Lori – seeking reinstatement of her Provisional License. **It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to add Ms. Fowler to the agenda. Tabled until July 10, 2009.**
- h. Burns, Scott – review of samples, **It was moved by Commissioner Hagearty, Commissioner Buckley 2<sup>nd</sup>, Chairman Italia recused, and the vote carried to add Mr. Burns to the agenda. Samples were selected.**

## **8. SCHOOL AND COURSE APPLICATIONS FOR JUNE 2009**

- a. Appraisal Institute**
  - i. Advanced Internet & Search Strategies Online 7 hours CE
  - ii. Data Verification Methods 5 hours CE
  - iii. An Introduction to Valuing Com. Green Bldg 7 hours CE
  - iv. Discounted Cash Flow Model 7 hours CE
- b. Northern Fairfield County Association of Realtors**
  - i. Essentials of Real Estate Finance 36 hours PL **denied**
  - ii. Essentials of Real Estate Finance 18 hours CE
- c. Connecticut Chapter of the Appraisal Institute**
  - i. Regulatory Update 2009 Issues & Answers 2 hours CE
- d. Connecticut Real Estate Academy**
  - i. Predatory Lending, Mortgage Fraud, Credit Scores & New Mortgage Lending Practices \_Name change
- e. New Haven Real Estate School**
  - i. Land Development or Open Space Conservation 3 hours CE
- f. McKissock, LP**
  - i. Private Appraisal Assignments 7 hours CE
- g. Dynamic Directions, Inc**
  - i. Marketing & Valuation of Antique/Historic Homes 3 hours CE
- h. A Professional Valuation & Real Estate School, LLC**
  - i. Making FHA Loans online 4 hours CE **denied**
  - ii. Supervising Appraisal Trainees: Field Preparation online 3 hours CE
  - iii. Basic Appraisal Principles online 30 hours PL
  - iv. Basic Appraisal Procedures online 30 hours PL

Basic Appraisal Principles and Basic Appraisal Procedures online are approved for 18 hours of continuing education subject to proper submission

**It was moved by Commissioner Tetreault, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to approve School applications/courses as submitted by DCP with the exception of 8 bi, and hi.**

**9. COMMENTS/CONCERN OF ANY PERSON PRESENT**

**10. ADJOURN**

- a. It was moved by Commissioner Hagearty, Commissioner Tolla 2<sup>nd</sup>, and the vote carried to adjourn the meeting at 11:05 a.m.**

Respectfully submitted,

Sallie Pinkney  
Commission Secretary

**The next meeting of this Commission is scheduled for Wednesday, July 8, 2009 in Room 126**