

**STATE OF CONNECTICUT  
DEPARTMENT OF CONSUMER PROTECTION  
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION  
Minutes of Meeting  
September 8, 2010**

The meeting of September 8, 2010 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)

Commission Members Absent: Norris Hawkins (Public Member – 1<sup>st</sup> District)  
John Parda (Public Member – 5<sup>th</sup> District)

Commission Vacancies: One Public Member

Commission Counsel Present: None

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

Public Present: Robert Testo, Jr. James Kyle David Berlin  
David Arnoldi Terry Martin Frank O'Neil  
David Chamberlin Paul Platko Justin Casson  
Eugene Leone Carl Cooke Mark Kitchen  
Tom Dietschler Joan Brown Nancy McGuire  
Norman Benedict

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information contact Richard M. Hurlburt, Director at (860) 713-6135 or Fax: (860) 713-7230.

Agency Website: [www.ct.gov/dcp](http://www.ct.gov/dcp)

Division E-Mail: [occprotrades@ct.gov](mailto:occprotrades@ct.gov)

**1. REVIEW MINUTES OF PREVIOUS MEETINGS**

- a. Minutes of Meeting of July 14, 2010 were reviewed. **It was moved by Commissioner Buckley, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to approve the Minutes as submitted by DCP.**

**2. NEW BUSINESS**

- a. Continuing Education Audit – Linda Kieft-Robitaille reported that the Continuing Education audit was complete.
- b. McKissock seeking approval for electronic proctored exams. The Commission is ok with the electronic proctored exam.
- c. PSI exam statistics report was reviewed.
- d. Linda Kieft-Robitaille reported that she attended the Investigator Training Class

**3. OLD BUSINESS**

- a. ASC Preliminary Compliance Review of CT Appraiser Regulatory Program was reviewed.

**4. APPLICATIONS FOR APPROVAL – Linda Kieft-Robitaille**

- a. Berlin, David – RCR applicant submitting samples for approval. **It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to approve his samples.**

**It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to add Sydney Almeida to the agenda.**

- b. Sydney Almeida is seeking a three (3) month extension on his Provisional License. **It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to approve the extension.**

**5. REINSTATEMENT**

- a. Robert J. Testo, Jr. - Mr. Testo needs to appeal to the Appraisal Foundation to request reinstatement.

**6. CONTINUING EDUCATION AUDIT**

- a. RCG.0000825 - David A. Arnoldi. **It was moved by Chairman Italia, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to waive the civil penalty.**

- b. RCG.0000456 - Norman Benedict. **It was moved by Commissioner Hagearty, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to grant 8 hours of equivalent credit for continuing education and waive the civil penalty.**
- c. RCG.0000901 - Justin P. Casson. **It was moved by Commissioner Buckley, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to deny his request for a civil penalty waiver.**
- d. RCG.0000116 - David M. Chamberlain. **It was moved By Commissioner Rasmussen, Commission Tetreault 2<sup>nd</sup>, and the vote carried to waive the civil penalty.**
- e. RCR.0000134- Carl Cooke. **It was moved by Chairman Italia, Commissioner Rasmussen 2<sup>nd</sup>, Commissioners Tetreault and Buckley opposed, and the vote carried to except 14 hours of continuing education, and waive the civil penalty.**
- f. RCR.0001514- Thomas J. Cullen – No Show. **It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to revoke his license effective 9/8/2010.**
- g. RCG.0000686- Mark C. Kitchen. **It was moved by Commissioner Hagearty, Chairman Italia 2<sup>nd</sup>, and the vote carried to grant 18 hours of equivalent credit for continuing education, and waive the civil penalty.**
- h. RSP.0001813, Necmettin Kose - No Show. **It was moved by Commissioner Buckley, Commissioner Hagearty 2<sup>nd</sup>, and the vote carried to revoke his license effective 9/8/2010.**
- i. RCR.0001483 - Victoria A. Lafave - No Show. **It was moved by Commissioner Hagearty, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to revoke her license effective 9/8/2010.**
- j. RCR.0000912 - Eugene A. Leone. **It was moved by Commissioner Tetreault, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to deny his request for a civil penalty waiver, he must pay civil penalty by 9/23/2010.**
- k. RCG.0000772 - Nancy N. McGuire. **It was moved by Chairman Italia, Commissioner Buckley 2<sup>nd</sup>, Commissioner Rasmussen recused and the vote carried to deny the appeal for the Civil Penalty. It was moved by Chairman Italia, Commissioner Hagearty 2<sup>nd</sup>, Commissioner Rasmussen recused, and the vote carried to approve 8 hours of education required by the state.**
- l. RCR.0001272 - David M. Roberts - No Show. **Marked over until October.**
- m. RCG.0001101 - Cristin M. Sheehy – No Show. **Marked over until October.**

- n. RCR.0001198- David Sheu Wae Yum – No Show. **It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to accept the course, but he must pay civil penalty.**
- o. RCG.0000110, Peter Zeidel. **It was moved by Commissioner Buckley, Chairman Italia 2<sup>nd</sup>, and the vote carried to grant 6 hours of equivalent credit, and waive the civil penalty.**
- p. RCR 0000078- Joan Brown. **It was moved by Chairman Italia, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to waive the civil penalty.**
- q. RCR.0001298 - Thomas H. Dietschler. **It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, Chairman Italia abstained, and the vote carried to waive the civil penalty.**
- r. RCG.0001109- Beth A. Hoffman. **It was moved by Chairman Italia, Commissioner Hagearty 2<sup>nd</sup>, and the vote carried to waive the civil penalty.**
- s. RCR.0001187 - Antonio Rosa. **It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to waive the civil penalty.**
- t. RCR.0000171 - Robert Ebel –No Show. **Voluntary surrendered his license for one year.**
- u. RSP.0001792 - Robert Lankau – No Show. **It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to revoke his license effective 9/8/2010.**
- v. RCR.0000645 - Carolyn Schellhase – No Show. **It was moved by Commissioner Rasmussen, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to revoke her license effective 9/8/2010.**
- w. RCG.0000107 - Horacio Cardozo – No Show. **Forward Letter indicating he needs to take 4 hour continuing education by 10/8/2010.**
- x. RCG.0001191 - Paul Platko. **Voluntary surrendered license, will submit a writing document indicating such within seven days (9/15/10).**

**7. SCHOOL AND COURSE APPLICATION FOR September 8, 2010**

- a. **American Society of Farm Managers and Rural Appraisers**
  - i. Non Real Property Collateral Valuation 11 hrs CE
  - ii. Eminent Domain 18 CE/22 hrs PL
  - iii. ASFMRA Governance & Ethics For New Members 4 hrs CE
  - iv. Current Environmental Issues 8 hrs CE
  - v. ASFMRA 81<sup>st</sup> Annual Convention 5 hrs CE
  - vi. Rapid Fire Case Studies 6 hrs CE
  - vii. 2010 Keynote/Valuation Visionaries 7 hrs CE

- viii. 2010 Appraiser Town Hall Meeting 7 hrs CE
- ix. Appraising Historic Property 7 hrs CE
- x. Advanced Approaches to Value for Rural Appraisal 18 CE/45 PL

**b. Appraisal Institute**

- i. Real Estate Appraisal Operations online 4 hrs CE
- ii. Apartment Appraisal Online 16 hrs CE
- iii. Advanced Spreadsheet Modeling For Val Applications 14 hrs CE
- iv. Thinking Outside The Form 7 hrs CE
- v. Basic Appraisal Principles Online 30 hrs PL
- vi. Supervising Appraisal Trainees Online 4 hrs CE
- vii. Rates & Ratios Online 7 hrs CE
- viii. Res. Market Analysis & Highest & Best Use Online 15 hrs PL
- ix. Valuation of Green Residential Properties 7 hrs CE
- x. Condemnation Appraising 18 hrs CE
- xi. 2010 – 2011 7 hour USPAP Online 7 hrs CE
- xii. General Appraiser Income Approach Online 30 hrs PL
- xiii. Analyzing Tenant Credit Risk & Com. Lease Analysis 7 hrs CE
- xiv. 2010 – 2011 15 hour USPAP online 15 hrs PL
- xv. Advanced Concept & Case Studies 18 hrs CE
- xvi. Using Your HP12C Financial Calculator 7 hrs CE
- xvii. Real Estate Finance; Stats/Val Modeling Online 15 hrs PL
- xviii. Basic Appraisal Procedures Online 30 hrs PL
- xix. Sub-Division Valuation Online 7 hrs CE
- xx. Real Estate Finance, Stats/Val Modeling 15 hrs CE
- xxi. Appraising Distressed Commercial Real Estate 7 hrs CE

**It was moved by Commissioner Tetreault, Commissioner Hagearty 2<sup>nd</sup>, and the vote carried to add schools listed in agenda item 7: c, d, e, f, g, & h.**

**c. McKissock**

- i. Appraising in a post-HVCC world 4 hrs CE
- ii. Size Matters: Residential Square Footage for Appraisers 7 hrs CE

**d. University of Montana**

- i. Introduction to Appraising 7 hrs CE **DENIED**  
Not enough information presented.

**e. University of Connecticut**

- i. 2010 Commercial Real Estate Conference 3 hrs CE

**f. Dynasty School**

- i. Real Estate Finance 18 hrs CE

**g. Alterra Group**

- i. 2010 Keynote/Valuation Visionaries 5 hrs CE
- ii. Town Hall Meeting 5 hrs CE

**h. Appraisal University**

- i. Appraising Historic Properties 7 hrs CE
- ii. Appraising Historic Properties online 7 hrs CE

**It was moved by Commissioner Tetreault, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to approve the schools as marked.**

**8. ADJOURN**

- a. **It was moved by Commissioner Buckley, Commissioner Hagearty 2<sup>nd</sup>, and the vote carried to adjourn the meeting at 11:30 a.m.**

Respectfully submitted,

Sallie Pinkney  
Board Administrator

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