

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
JUNE 2004 MINUTES

165 CAPITOL AVENUE
HARTFORD, CONNECTICUT 06106

The Connecticut Real Estate Appraisal Commission met on Wednesday, June 9, 2004 at 8:30 a.m. in Room 126 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Commissioners Present: Christopher A. Italia (Cert. Gen. App. – 1st District), Chairman
Francis Buckley, Jr. (Cert. Gen. App. – 2nd District)
Russell Hunter (Public Member – 5th District)
Howard L. Luppi (Public Member – 3rd District)
Nicholas J. Tetreault (Cert. Res. App. – 3th District)

Commissioners Absent: Gerald V. Rasmussen (Cert. Gen. App. – 4th District)

Commission Vacancies: Certified Residential Appraiser – 2nd District
Public Member – 3rd District

DCP Staff Present: Laureen Rubino, License & Applications Specialist
Elisa Nahas, Principle Attorney
Timothy Keefe, Real Estate Appraisal Examiner
Edward McMahon, Real Estate Appraisal Examiner
Judith R. Booth, Commission Secretary
Julie Ryker, Intern

Assistant AG: None

Guest(s): Jim Kyle, Appraiser

Note: The administrative functions of this Commission are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information, please contact Director Richard M. Hurlburt at (860) 713-6135.

The next meeting is scheduled for Wednesday, July 14, 2004 at 8:30 a.m. in Room 126.

MINUTES

The Real Estate Appraisal Commission approved the Minutes of May 7, 2004.

A motion was made by Commissioner Francis Buckley, Jr., to approve the Minutes of May 7, 2004. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

CORRESPONDENCE

The Commission reviewed the following correspondence.

None

PENDING LEGAL MATTERS

(*) This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.

Elisa Nahas, Esq.

1. Update on proposed Real Estate Appraisal Regulations.

This matter was tabled.

Cases

2003-4559

Commissioner Francis Buckley, Jr., made a motion to table this matter pending receipt of a work log. Commissioner Howard Luppi seconded the motion. The motion carried unanimously.

2003-4729

Commissioner Francis Buckley, Jr., made a motion to table this matter pending receipt of a work log. Commissioner Howard Luppi seconded the motion. The motion carried unanimously.

2001-4280

Commissioner Francis Buckley, Jr., made a motion to close this matter. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

COMPLAINTS

Edward McMahon

None

Tim Keefe

None

REQUESTED BY THE COMMISSION TO APPEAR

1. Robert J. Nocera, RCG.453 9:00 a.m.
 - Regarding a Letter of Caution

The Appraisal Commission was informed by Elisa Nahas, DCP Principal Attorney, that their counsel, Alan Ponanski, Assistant Attorney General, advised that Mr. Nocera did not need to appear before the Commission today, because this matter has already been heard and decided, and having him reappear concerning the same matter would be double-jeopardy.

REQUESTED TO APPEAR BEFORE THE COMMISSION

None

DISCUSSION

1. Appraisal Institute's letter of April 29, 2004 on "*Basic Core Curriculum*".
 - Sixth Exposure Draft on Revising the Real Property Appraiser Qualification Criteria (formally adopted on February 20, 2004).

The Commission had no questions or comments concerning this document.

2. The Appraisal Foundation's letter of April 7, 2004 on "*Disciplinary Procedures for Instructors*".

The Commission had no questions or comments concerning this document.

REQUESTS FOR CONTINUING EDUCATION CREDIT AND EXAMINATION EXTENSIONS

1. (3) Real Estate Appraisers who have sent requests for consideration for the approval of equivalent continuing education credit towards their 2004 CT real estate appraisal license renewal. This is in violation of Section 20-504-7.(c),(2) of the Connecticut Regulations. (Examiner McMahon to present)

- Jan Barenholtz, RCG.46

Commissioner Francis Buckley, Jr., made a motion to approve this request. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

- Peter Gilbertie, RCG.230

Commissioner Nicholas Tetreault made a motion to deny this request, because there is not enough evidence proving that each timeframe of the course/seminar had been attended. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried 3-2. (Commissioners Tetreault, Buckley and Hunter approved the motion. Commissioners Italia and Luppi dissented)

- Richard Trusz, RCG.600

Commissioner Nicholas Tetreault made a motion to deny this request, because there is not enough evidence proving that each timeframe of the course/seminar had been attended. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried 3-2. (Commissioners Tetreault, Buckley and Hunter approved the motion. Commissioners Italia and Luppi dissented)

REQUEST TO RENDER LICENSE INACTIVE

1. April 30, 2004 letter from John Clarke, RSP 1038, to Examiner Tim Keefe to suspend or “stop the clock” on his 4 year provisional time requirement for General Appraisal Certification.

Commissioner Nicholas Tetreault made a motion to approve this request to deactivate the provisional license. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.

REQUEST FOR WAIVER

- (*) **This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.**

1. Karen Jean Solicito is requesting a one year extension of her Provisional license due to medical hardship.

Commissioner Nicholas Tetreault made a motion to approve this request for a one year extension, and that upon return the current requirements for certified status must be met. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

- *2. Vincent Napolillo submitted a letter to the Commission which requested a waiver of a log, so he can upgrade from a provisional to certified status.

Commissioner Francis Buckley, Jr., made a motion to table this request until more information is supplied. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

- *3. Connie Christiana submitted a letter to the Commission which requested an extension of beyond the 2005 deadline.

Commissioner Francis Buckley, Jr., made a motion to table this request until more information is supplied on her personal situation. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

PSI SPECIAL ACCOMMODATION REQUESTS

None

EXTENSION OF ELIGIBILITY

None

FORMAL HEARING

None

NEW BUSINESS

None

OLD BUSINESS

None

PREVIOUSLY SUBMITTED APPLICATIONS

None

CHRO APPLICATIONS

None

PROVISIONAL APPLICATIONS

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1. Deborah M. Battista – North Haven, CT
Sponsor: Louis J. Buccini, RCR.932
Schools: PBI
USPAP: Appraisal & RE School

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

2. Paul P. Bussolini – Bloomfield, CT **(Missing White Grade Letters)**
Sponsor: Anthony J. Bussolini, RCR.873
Schools:
USPAP:

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

3. Alexis S. Chase – Coventry, CT
Sponsor: Valerie J. Chase, RCR.116
Schools: UCONN
USPAP: UCONN

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

4. Jack S. Chuko, Jr. – Shelton, CT
Sponsor: James J. O'Donoghue, RCR.917
Schools: NFCAR
USPAP: NFCAR

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

5. Ann M. Curtis – Guilford, CT **(Missing Check)**
Sponsor: Wayne Wright, RCR.578
Schools: The New Haven RE School & The PV & RE School
USPAP: The PV & RE School

Commissioner Francis Buckley, Jr., made a motion to approve this application pending the receipt of the check. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

6. Kathryn J. D'Errico – New Haven, CT
Sponsor: James V. Mozzicato, RCR.980
Schools: The New Haven RE School & The PV & RE School
USPAP: The PV & RE School

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

7. Stephen C. Fisher – Westbrook, CT
Sponsor: Andrew Carbutti, RCG.106
Schools: The New Haven RE School
USPAP: Dares Institute

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

8. Ellen Frost – Baltic, CT
Sponsor: William C. Champagne, RCR.852
Schools: CAR & Middlesex CC
USPAP: UCONN

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

9. Paul J. Gorman – Stratford, CT
Sponsor: Michael F. Preneta, RCR.717
Schools: PBI
USPAP: Career WebSchool

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

10. Isabel L. Guerra – Bridgeport, CT
Sponsor: Michael R. Massa, RCR.332
Schools: Naugatuck Valley CC
USPAP: Career WebSchool

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

11. Krystyna Gut – New York, NY **(Non-Resident Applicant)**
Sponsor: James J. Moran, RCG.432 **(Consent Signed)**
Schools: Westchester County Board Of Realtors
Westchester Community College
USPAP: Westchester Community College

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

12. Jeremy Jerome – Cheshire, CT **(Sponsor Pending)**
Sponsor: James J. O'Donoghue, RCR.917 **(Need Grade Letters)**
Schools: The New Haven RE School
USPAP: The PV & RE School

Commissioner Nicholas Tetreault made a motion to table this application. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.

13. Victoria A. LaFave – Lebanon, CT
Sponsor: Pamela J. Gural, RCR.728
Schools: UCONN
USPAP: UCONN

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

14. John A. MacLeod – Cranston, RI **(Reciprocal From RI)**
Sponsor: James A. Thompson, RCR.1122
Consent For Service Submitted
Certification Of Licensure Submitted

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

15. Jeffrey Marra – Danbury, CT
Sponsor: Garry R. Brooke, RCR.77
Schools: Career WebSchool
USPAP: Career WebSchool

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

16. Maria E. McAllister – West Haven, CT
Sponsor: Michael R. Massa, RCR.332
Schools: UCONN
USPAP: Naugatuck Valley CC

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

17. Marie Kathy Morrissey – New Milford, CT
Sponsor: Louis Buccini, RCR.932
Schools: NFCAR
USPAP: NFCAR

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

18. William S. Neives – Stratford, CT
Sponsor: Omar Arce, RCR.942
Schools: Appraisal & RE School
USPAP: Norwalk CC

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

19. Laura L. Nye – Coventry, CT
Sponsor: Gary Carlson, RCR.738
Schools: Manchester CC & UCONN
USPAP: UCONN

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

20. Justin S. Pronovost – Milldale, CT
Sponsor: Mary Jean Ryan, RCR.992
Schools: Naugatuck Valley CC & UCONN
USPAP: Naugatuck Valley CC

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

21. Erik T. Raymond – Copake, NY (**Reciprocal From NY**)
Sponsor: Roger C. Rawlings, RCG.512
Consent for Service Submitted
Certificate of Licensure Submitted

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

22. Tina M. Ringrose – Plantsville, CT
Sponsor: Thomas J. Ringrose, RCR.522
Schools: Tunxis CC & UCONN
USPAP: The PV & RE School

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

23. Peter P. Sakalowsky, Jr. – Madison, CT (**Resubmission**)
Sponsor: Norman C. Caine, RCG.99
Schools:
USPAP: The Appraisal Institute

Commissioner Francis Buckley, Jr., made a motion to accept the courses submitted for CE equivalency as electives, but Appraisal I must be taken. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

24. Robin L. Saucier – Norwich, CT
Sponsor: Michael R. Massa, RCR.332
Schools: UCONN
USPAP: Naugatuck Valley CC

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

25. Ann M. Tillstrand – Trumbull, CT
Sponsor: Stephen J. Hodson, RCG.290
Schools: CAR & The PV & RE School
USPAP: The PV & RE School

Commissioner Francis Buckley, Jr., made a motion to approve this application. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.

**APPLICATIONS FOR STATE CERTIFIED RESIDENTIAL/GENERAL APPRAISERS
(Reciprocal/Non-Resident/Out of State License)**

1. Deborah Brown is a non-resident applying for certified residential status.

Commissioner Francis Buckley, Jr., made a motion to table this application. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

2. Christine Dirrane is a non-resident applying for certified residential status.

Commissioner Francis Buckley, Jr., made a motion to approve this application pending a Letter of Good Standing. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

3. Matthew Maley is a non-resident applying for certified residential status.

Commissioner Russell Hunter made a motion to approve this application pending a Letter of Good Standing. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.

4. Edwin Pabon is a non-resident applying for certified general status.

Commissioner Russell Hunter made a motion to approve this application pending a Letter of Good Standing. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.

APPLICATIONS FOR STATE CERTIFIED RESIDENTIAL APPRAISERS

1. Kathleen Bunting

Commissioner Francis Buckley, Jr., made a motion to approve this application subject to a final department review. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.

2. Jo Ann Ansaldo

Commissioner Francis Buckley, Jr., made a motion to approve this application subject to a final department review. Commissioner Howard Luppi seconded the motion. The motion carried unanimously.

3. Imran Ahmed

Commissioner Russell Hunter made a motion to approve this application subject to a final department review. Commissioner Howard Luppi seconded the motion. The motion carried unanimously.

4. Suzanne Bates

Commissioner Russell Hunter made a motion to approve this application subject to a final department review. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.

5. Megan Cook

Commissioner Russell Hunter made a motion to approve this application subject to a final department review. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.

6. William Johndrow

Commissioner Russell Hunter made a motion to approve this application subject to a final department review. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.

APPLICATIONS FOR STATE CERTIFIED GENERAL APPRAISERS

None

CONNECTICUT REAL ESTATE APPRAISER TEST DATES

PSI Summary Reports from May 1, 2004 to May 31, 2004.

The Commission reviewed the Real Estate Appraisal examination results for the month of May. No questions or comments were noted.

CE AUDIT REPORT

None

SCHOOLS

(*) *This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.*

The following school and/or course applications were reviewed and either approved, deferred or denied based on the Commission's recommendations.

Commissioner Nicholas Tetreault made a motion to approve the following courses. Commissioner Howard Luppi seconded the motion. The motion carried unanimously.

APPRAISAL INSTITUTE

(Continuing Education)

"Basic Appraisal Principles"	30 Hours
"Case Studies in Ltd Partnership & Common Tenancy Valuation"	14 Hours
"Basic Appraisal Procedures"	30 Hours
"On-line Business Practices and Ethics"	8 Hours
"On-line 7-Hour National USPAP Equivalent Course"	7 Hours
"On-line Course 330: Apartment Appraisal, Concepts & Applications"	16 Hours
"On-line Apartment Appraisal Concepts and Applications"	15 Hours
"Appraisal Institute National Summer Conference 2004"	16.5 Hours
"Supporting Capitalization Rates"	7 Hours

(Pre-licensing Education)

“Basic Appraisal Principles”	30 Hours
“Basic Appraisal Procedures	30 Hours
“On-line Course 330: Apartment Appraisal, Concepts & Applications”	16 Hours

LINCOLN INSTITUTE OF LAND POLICY

Commissioner Francis Buckley, Jr., made a motion to add this course to today’s agenda. Commissioner Howard Luppi seconded the motion. The motion carried unanimously.

(Continuing Education)

“Valuation III: Validating Valuation Models for Taxation Purposes”	6 Hours
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MISCELLANEOUS

None

ADJOURNMENT

There being no further business, a motion was made by Commissioner Russell Hunter to adjourn today’s proceedings. Commissioner Francis Buckley, Jr., seconded the motion. The motion carried unanimously.

The meeting adjourned at 10:10 a.m.

Respectfully submitted,

Judith R. Booth, Commission Secretary