

STATE OF CONNECTICUT

DEPARTMENT OF CONSUMER PROTECTION

CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

DECEMBER 2004 MINUTES

165 CAPITOL AVENUE
HARTFORD, CONNECTICUT 06106

The Connecticut Real Estate Appraisal Commission met on Wednesday, December 8, 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)
Sean Hagearty (Cert. Gen. App. – 2nd District)
Russell Hunter (Public Member – 5th District)
Howard L. Luppi (Public Member – 3rd District)
Gerald V. Rasmussen (Cert. Gen. App. – 4th District)

Commissioners Absent: Nicholas J. Tetreault (Cert. Res. App. – 3th District)

Commission Vacancies: 2 Public Members

DCP Staff Present: Jerry Farrell, DCP Deputy Commissioner
Richard Hurlburt, Director
Laureen Rubino, License & Applications Specialist
Elisa Nahas, DCP Principal Attorney
Timothy Keefe, Real Estate Appraisal Examiner
Edward McMahon, Real Estate Appraisal Examiner
Judith R. Booth, Commission Secretary II

Assistant AG: None

Guest(s): Peter J. Gilbertie
Richard Trusz
Sarah P. Otte

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, January 12, 2005 at 8:30 a.m. in Room 126.

FAREWELL

After five years as Commissioner, Commissioner Howard Luppi resigned from the Real Estate Appraisal Commission today. He was honored by Deputy Commissioner Jerry Farrell and the Department staff for his hard work and dedicated service exhibited while serving the Real Estate Appraisal community on behalf of the State of Connecticut.

MINUTES

The Real Estate Appraisal Commission approved the Minutes of November 10, 2004.

A motion was made by Commissioner Sean Hagearty to approve the Minutes of November 10, 2004. The motion was seconded by Commissioner Gerald Rasmussen. The motion carried unanimously.

CORRESPONDENCE

The following correspondences were reviewed by the Commission. No questions or comments were noted.

1. October 15, 2004 email from Appraisal Institute to Laureen Rubino on Appraiser News Online.

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.

None

Cases

1. 2003-6439

This item was tabled to the January 12, 2005 meeting.

COMPLAINTS

Edward McMahon

1. 2003-6745

A motion was made by Commissioner Gerald Rasmussen to schedule this matter for an Informal Compliance Hearing. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

2. 2003-5791

A motion was made by Commissioner Francis Buckley, Jr. to schedule this matter for an Informal Compliance Hearing. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

3. 2003-5792

A motion was made by Commissioner Francis Buckley, Jr. to schedule this matter for an Informal Compliance Hearing. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

4. 2004-1965

A motion was made by Commissioner Francis Buckley, Jr. to schedule this matter for an Informal Compliance Hearing. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

Tim Keefe

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

1. 2004-1977

A motion was made by Commissioner Russell Hunter to schedule this matter for an Informal Compliance Hearing. The motion was seconded by Commissioner Francis Buckley, Jr. The motion carried unanimously.

REQUESTED BY THE COMMISSION TO APPEAR

None

REQUESTED TO APPEAR BEFORE THE COMMISSION

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

1. Richard G. Trusz, MAI, requested to appear before the Commission to discuss the Commission's decision not to approve continuing education credits for conferences attended.

After presenting substantial material on his and Mr. Gilbertie's behalf on why their continuing education equivalency requests should be approved, a motion was made by Commissioner Gerald Rasmussen to grant Mr. Trusz 9 hours of equivalency education credit to be used towards the last renewal cycle. The motion was seconded by Commissioner Howard Luppi. The motion carried unanimously.

2. Peter Gilbertie requested to appear before the Commission to discuss the Commission's decision not to approve continuing education credits for conferences attended.

A motion was made by Commissioner Gerald Rasmussen to grant 16 hours of equivalency education credit to be used towards the last renewal cycle. The motion was seconded by Commissioner Howard Luppi. The motion carried unanimously.

3. Sarah Otte, RSP.564, requested to appear before the Commission to seek a waiver of the required Connecticut Appraisal Law Update course for the renewal of her Provisional Appraisal license.

A motion was made by Commissioner Gerald Rasmussen to grant Ms Otte's request to waive the requirement for the Connecticut Appraisal Law Update course for the renewal of her Provisional Appraisal license. The motion was seconded by Commissioner Francis Buckley, Jr. The motion carried unanimously.

DISCUSSION

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None

REQUESTS FOR CONTINUING EDUCATION CREDIT

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

None

REQUEST FOR EXTENSIONS, REQUEST TO HOLD OR REQUEST FOR SPECIAL CONSIDERATION

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

None

REQUEST TO RENDER LICENSE INACTIVE

None

REQUEST FOR WAIVER

None

PSI SPECIAL ACCOMMODATION REQUESTS

None

EXTENSION OF ELIGIBILITY – EXAM RETAKE REQUESTS

None

FORMAL HEARING

None

NEW BUSINESS

None

OLD BUSINESS

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- *1. Erin A. Pascale's of South Meriden, CT, who applied for a Certified Residential license that was reviewed and tabled in November 2004 until her sponsors could appear before the Commission, was reconsidered by the Commission today to prevent a further delay in the processing of her application.

A motion was made by Francis Buckley, Jr., to approve this application and to have Ms Pascale's sponsors, Gary Olcha and Jerome Phelan, appear before the Commission. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

PREVIOUSLY SUBMITTED APPLICATIONS

1. Michael Allard of Suffield, CT

A motion was made by Commissioner Francis Buckley, Jr., to deny this application until Mr. Allard takes and successfully completes an Appraisal I course. The motion was seconded by Commissioner Howard Luppi. The motion carried unanimously.

2. Mark D. Harvey of Somerset, MA

A motion was made by Commissioner Francis Buckley, Jr., to approve this application. The motion was seconded by Commissioner Howard Luppi. The motion carried unanimously.

CHRO APPLICATIONS

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None

PREVIOUSLY LICENSED

None

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

1. Christopher Bertelli of Springfield, MA, who is applying for a Certified Residential license through Reciprocity

A motion was made by Commissioner Russell Hunter to approve this application subject to the submission of a Letter of Good Standing and a final staff review. The motion was seconded by Commissioner Howard Luppi. The motion carried unanimously.

2. Simcha Daimant of Monroe, NY, who is applying for a Certified General license through Reciprocity

A motion was made by Commissioner Russell Hunter to approve this application subject to a final staff review. The motion was seconded by Commissioner Howard Luppi. The motion carried unanimously.

3. Joel Leitner of Brooklyn, NY, who is applying for a Certified General license through Reciprocity

A motion was made by Commissioner Russell Hunter to approve this application subject to a final staff review. The motion was seconded by Commissioner Howard Luppi. The motion carried unanimously.

4. Mark Pomykacz of Lebanon, NJ, who is applying for a Certified General license through Reciprocity

A motion was made by Commissioner Russell Hunter to approve this application subject to a final staff review. The motion was seconded by Commissioner Howard Luppi. The motion carried unanimously.

APPLICATIONS FOR STATE CERTIFIED RESIDENTIAL OR STATE CERTIFIED GENERAL APPRAISERS

CERTIFIED RESIDENTIAL

1. Josephine C. Aniello of Hartford, CT

A motion was made by Commissioner Gerald Rasmussen to deny this application due to lack of education. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

2. Joseph M. Dattilo of Durham, CT

A motion was made by Commissioner Gerald Rasmussen to deny this application due to lack of education and to have this applicant, the sponsors, and the person who signed off on the logs appear before the Commission. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

3. Joseph T. Hart of Monroe, CT

A motion was made by Commissioner Gerald Rasmussen to deny this application due to lack of education. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

4. John Tolbert of Branford, CT

A motion was made by Commissioner Gerald Rasmussen to deny this application due to lack of education and to have this applicant, the sponsors, and the person who signed off on the logs appear before the Commission. The motion was seconded by Commissioner Sean Hagearty. The motion carried unanimously.

CERTIFIED GENERAL

None

PROVISIONAL APPLICATIONS

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

A motion was made by Commissioner Francis Buckley, Jr. to approve all of the listed Provisional applications below subject to a final department review. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.

1. Lori W. Caine – Hadlyme, CT **(Limited To Provisional)**
Sponsor: Norman C. Caine, RCG.99 **(Resubmission)**
Schools: The PV & RE School and SCSU
USPAP: The Appraisal Institute
2. Audrey M. Lewis – Plainville, CT
Sponsor: George N. Lewis, RCR.307
Schools: Tunxis CC & UCONN
USPAP: UCONN
3. Barbara J. Lupacchino – Windsor Locks, CT
Sponsor: Keith R. Colli, RCR.128
Schools: Capital CC & UCONN
USPAP: Appraisal & RE School
4. Stephen P. McCarty – West Haven, CT
Sponsor: Thomas Gallagher, RCG.795
Schools: The New Haven RE School
USPAP: American RE Academy **(Waltham MA)**
5. Lynn M. Priest – New Milford, CT
Sponsor: William Donaruma, RCR.98
Schools: The New Haven RE School
USPAP: The Appraisal Institute **(On-Line)**
6. John M. Queenan – Oxford, CT
Sponsor: Fred Palmieri, Jr., RCR.400
Schools: Appraisal & RE School
USPAP: Appraisal & RE School
7. Richard A. Sammarco – Cranston, RI (Reciprocal RI)
Sponsor: George Konstantine, RCR.879
License History: Received
Consent for Service: Received
8. Lauren R. Willis – East Haven, CT
Sponsor: Thomas Boyle, RCR.62
Schools: The New Haven RE School
USPAP: The Appraisal Institute **(On-Line)**

CONNECTICUT REAL ESTATE APPRAISER TEST DATES

PSI Summary Reports from November 1, 2004 to November 30, 2004.

The Commission reviewed the Real Estate Appraisal examination results for the month of November.

*Laureen Rubino reported to the Commission that their request at the November meeting to review PSI appraisal examination questions has been given to Director Richard Hurlburt, and he said he would follow up with this request with the examination service.

CE AUDIT REPORT

None

SCHOOL AND COURSE APPLICATIONS FOR DECEMBER 2004

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A motion was made by Commissioner Gerald Rasmussen to approve, deny or defer the following courses as a result of the Commission's review today. The motion was seconded by Commissioner Francis Buckley, Jr. The motion carried unanimously.

APPRAISAL INSTITUTE (ILLINOIS CHAPTER)

(Continuing Education)

*"Subdivision Valuation: A Comprehensive Guide to Valuing Improved Subdivisions"	Approved	7 Hours
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APPRAISAL INSTITUTE (RHODE ISLAND CHAPTER)

(Continuing Education)

"Litigation Skills for the Appraiser: An Overview"	Approved	7 Hours
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CAREER WEBSCHOOL a.d.b.a of THOMPSON COMPUTAUGHT

(Pre-licensing Education)

"75 Hour Qualifying Course for Licensure"	Denied: Does not include USPAP	75 Hours
"60 Hour Qualifying Course"	Approved	60 Hours
**"An FHA Single Family Appraisal"	Approved	14 Hours
**"An FHA Single Family Appraisal"	Approved	15 hours

THE CONNECTICUT PROFESSIONAL BUSINESS SCHOOL

(Application for an Appraisal School)	Approved
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(Pre-licensing Education)

**"Appraisal I"	Approved	30 Hours
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THE PROFESSIONAL VALUATION & REAL ESTATE SCHOOL

(Continuing Education)

*"15-Hour National USPAP Course" **Approved** 15 Hours w/exam

(Pre-licensing Education)

*"15-Hour National USPAP Course" **Approved** 15 Hours w/exam

ADJOURNMENT

There being no further business, a motion was made by Commissioner Howard Luppi to adjourn today's proceedings. The motion was seconded by Commissioner Gerald Rasmussen. The motion was approved unanimously.

The meeting adjourned at 10:00 a.m.

Respectfully submitted,

Judith R. Booth, Commission Secretary II