

MINUTES

CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

December 14, 2005

The meeting of December 14, 2005 was called to order by Christopher Italia, Chairman at 8:32 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) Gerald Rasmussen (Cert. Gen. App. - 4 th District) Nicholas J. Tetreault (Cert. Res. App - 3 rd District) Francis Buckley, Jr. (Cert. Gen. App. - 2 nd District) Sean T. Hagearty (Cert. Gen. App. - 2 nd District) Russell Hunter (Public Member)
Commission Members Absent:	None
Commission Vacancies:	Two Public Members
Commission Counsel Present:	None
DCP Staff Present:	Nelson Leon, Board Secretary Sallie R. Pinkney, Board Secretary Richard M. Hurlburt, Director Laureen Rubino, Real Estate Supervisor Elisa Natias, Principal Attorney Timothy Keefe, Real Estate Examiner
Public Present:	Jim Kyle Andrew Milgani

REVIEW MINUTES OF PREVIOUS MEETINGS

The minutes of the September 14, 2005 and October 12, 2005 meeting were not available for review. The Commission voted unanimously to approve September 's minutes with and amendment on page 1 to reflect Commission member Sean T. Hagearty was present. The Commission voted unanimously to approve October's minutes with an amendment on page 3 to reflect C3 + of applicants for appraiser application. The Commission voted unanimously to approve November's minutes with an amendment to reflect the list of approved applicants.

REQUESTING TO EXTEND PROVISIONAL APPRAISER LICENSE

Stephen E. Ross, Provisional Appraiser-Correspondence dated 11/6/05, request to stop the clock and extend his provisional license was denied do to lack of information for the commission to make an informed decision.

REQUESTING TO EXTENSION OF TIME OF SPONSORSHIP OF FOUR APPRAISERS

Tim Sheary, Certified Residential Appraiser-Correspondence dated 11/15/05, request for an extension of time of sponsorship for four appraisers was tabled no action taken by commission.

REQUESTING CONTINUING EDUCATION CREDIT

Brian Lawrynovicz, Certified Residential Appraiser – Correspondence dated 11/16/06, requesting continuing education credit for a (30) thirty hours course taken in January 2005 titled “Basic Appraisal Principles” with the Appraisal Institute was Granted (18) eighteen hours of Continuing Education credit. Sean Hagearty and Francis Buckley, Jr. opposed.

REQUESTING TO APPEAR BEFORE THE COMMISSION

Andy Migani presented a letter to the commission concerning the matter of an e-mail sent on November 22, 2005, requesting to review all provisional appraisers given a waiver since his last meeting with the Commission, approximately one year ago.

CORRESPONDENCE

1. Appraiser Qualifications Board Public Meeting Summary dated October 28, 2005.
2. Appraisal Standards Board USPAP Q&A dated November 2005
3. The Commission unanimously denied the Correspondence from CADRE Group, LLC dated November 18, 2005, concerning a waiver request the Commission tabled at their May 11, 2005 meeting and approved at their June 8, 2005 meeting.

PENDING CASES

File Number 2005-1889- Elisa Natias reported that a compliance meeting held on this matter and was noted that the errors made on 3 appraisals was done by a summer college student. It was voted unanimously to accept Ms. Natias' recommendation not to proceed any further on this matter.

Tim Keefe reported closed appraisal complaint report to commission for the review.

Tim Keefe reported on the matter of integrated loan services Docket No 05-759 in which Department of Consumer Protection entered into an "Assurance of Voluntary Compliance".

MISCELLANEOUS

G.R. presented letter requesting appraisal review credit Re-Shanon Bowley

Ms. Rubino presented CT Appraisal Regulations to Washington's auditors for their review and input.

The commission questioned how long after January, 2008 is the commission going to accept evaluation with the "Segmented Scenario" in place. Revised appraisal to be presented to the commission at the next meeting for review and input.

APPRAISAL CANDIDATES APPROVED FOR THE MONTH OF DECEMBER 2005

<u>Candidate</u>	<u>Type of License</u>
Scott N. Iadarola	State Certified Residential
Denise D. Kaplan	State Certified Residential
Alejandra V. Madlener	State Certified Residential
Theodore W. Mostad	State Certified Residential
Richard J. Balanda	State Provisional
Mary I. Breezinski	State Provisional
Donale R. Donner II	State Provisional
Steven O. Parenti	State Provisional
Mattheiu J. Rodrique	State Provisional

APPROVED REAL ESTATE APPRAISAL COURSE APPLICATIONS

CT Chapter Appraisal Institute

"Significant Cases in CT Assessment Practice	3 hours CE
Fair Market Value vs Just Compensation	3 hours CE
Evaluating Commercial Construction	16 hours CE
Evaluating Residential Construction	8 hours CE

Lee Institute School of Real Estate

Residential Site Valuation & Cost Approach	14 hours QE	1 hour exam
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Lincoln Graduate Center

Appraisal of Residential Property #512	30 hours CE
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McKissock Appraisal School

Environmental Pollution: Mold & Air Quality 2 hours CE
Appraisal Trends 7 hours CE

Real Estate Consortium of CT Community Colleges

Real Estate Economics 36 hours CE
Radon, Real Estate and You 3 hours CE
Residential Appraisal Research & Report Writing 36 hours QE (2 courses)
Real Estate Finance 36 hours CE

Value Search Educators

Rights & Limits of Property Ownership 3 hours CE
Residential Site Valuation & Cost Approach 14 hours CE 15 hours QE
Land and it's improvements 3 hours CE
Residential Sales Comparison & Income Approaches 30 hours CE 30 hours QE
Paying for Property (To Buy or To Lease) 3 hours CE
Working Together 3 hours CE
(The Roles of the Appraiser & Realtor)
Market Analysis & Highest and Best Use 14 hours CE 15 hours QE
Residential Report Writing 14 hours CE 15 hours QE

Worldwide ERC

The Relocation Appraisal Training Program 6 hours CE

Respectfully submitted,

Sallie Pinkney
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, February 8, 2006 in Room 126