

MINUTES

CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

February 8, 2006

The meeting of February 8, 2006 was called to order by Christopher Italia, Chairman at 8:40 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. 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:	Gerald Rasmussen (Cert. Gen. App. - 4 th District)
Commission Vacancies:	Two Public Members
Commission Counsel Present:	None
DCP Staff Present:	Sallie R. Pinkney, Board Secretary Richard M. Hurlburt, Director Lauren Rubino, Real Estate Supervisor Elisa Nahas, Principal Attorney
Public Present:	Elliot Morales Barbara Fairfield

1. REVIEW MINUTES OF PREVIOUS MEETINGS

December 14, 2005 Minutes of Meeting was approved
Amend the December Minutes to reflect that Jacalyn Haggarty was denied application approval due to lack of USPAP.

Tim Keefe application for credits was denied

Segmented approach application should be received through Dec 31, 2009

Com Hagearty Motioned to approved December Minutes Com. Buckley 2nd, and the vote carried unanimously.

2. PROVISIONAL APPRAISER LICENSEING/NOTIFICATION

Nina P. Jaffe – Correspondence dated 12/19/05, requesting to extend her provisional license For six months before taking the state exam.

Com. Hunter motioned to approve her request, Com. Buckley 2nd, and the vote carried unanimously.

Sheila Fiordelisi – Correspondence dated 11/21/05, requesting to stop the clock until she find a new Sponsor Appraiser.

Com. Buckley motioned to approve her request, Com. Tetreault 2nd, and the vote carried unanimously.

Carol Plotnick – Correspondence dated 12/1/05, requesting to stop the clock due to illness.

Com. Tetreault motioned to approve her request, Com. Buckley 2nd, and the vote carried unanimously.

John R. Nasto – Correspondence dated 11/17/05, requesting to stop the clock from 1/1/06 – 4/30/06.

Com. Hagearty motioned to tabled a decision until hardship criteria was defined, Com. Buckley 2nd, and the vote carried unanimously.

3. REQUESTING TO TAKE APPRAISER EXAM AFTER FOUR FAILURES

Katarzyna Piekut – Correspondence received 11/3/05, requesting to take the Appraiser Exam after four unsuccessful attempts.

Com. Hunter motioned to approve her request, Com. Buckley 2nd, and the vote carried unanimously.

4. REQUESTING EQUIVALENT CONTINUING EDUCATION CREDIT

Andrew C. Migani – Correspondence dated 9/28/05, requesting credit for 36 hours of Continuing Education for course taken at an approved training facility

Chairman granted him 18 hours toward his renewal. However, he still has to take the Mandatory Fair Housing & Agency and 7 hours of USPAP. Com. Tetreault 2nd, Com. Hagearty 2nd and the vote carried unanimously.

Edward D. Taddei, Jr. – Correspondence dated 1/12/06, requesting credit for Continuing Education from a Broker's Course for his Appraisal License.

This item was tabled because no action is required.

Tabled No Action Required forward to Real Estate.

5. PENDING CASES

Pending Cases – Elisa Nahas, Legal Division

File #2005-1877 – Following a compliance meeting, the Commission voted to dismiss this matter; no further action.

File # 2005-5289 - Following a compliance meeting, the Commission voted to dismiss this matter; no further action.

6. NEW BUSINESS

Trade Practice presented an Appraisal Commission Status Report for February 8, 2006 Activity Report for December 1, 2005 – January 31, 2006.

Complaints pending compliance – 0

Complaints schedule for compliance – 0

Assessor complaints being review by Commissioner Hagearty – 11

1 review completed does not appear to need any further action.

5 reports under review

5 reports not yet reviewed

Other complaints under investigation – 3 (assigned Timothy Keefe)

Complaints received – 0

Complaints closed – 5

Closed compliant issue and resolution

1. Unlicensed – No violations found

2. Value dispute – No violations found

3. Value dispute – Letter of Caution, 1-1c (Carless or Negligent).

4. Late delivery – Letter Caution, (Ethics Rule, Management, Soliciting Assignments in a misleading manner ie: completion date).

5. USPAP – compliance held, No further action by CREAC

Tim Keefe and Richard Maloney provided overview of Trade Practice Division Enforcement matters.

Com. Tetreault Motioned to hold a special meeting in March Com. Hunter 2nd and the vote carried unanimously.

Lauren Rubino presented Appraisal Foundation Meeting Report. Lauren and Tim West attended the meeting on January 24, 2006. Handouts were distributed.

Com. Buckley motioned, to require a minimal criteria of a provisional license and proof of education for the testing category being applied for. Com. Hunter 2nd, and the vote carried unanimously.

7. **OLD BUSINESS**

Mr. Kenneth Rattet – Correspondence dated 12/21/05, following up with a waiver granted on May 11, 2005 for Sponsorship of Provisional Appraiser. The Appraisal company is in compliance. **No Action Required.**

Mr. Andrew Carbutti – Correspondence dated 12/27/05, following up with a waiver granted on May 11, 2005 for Sponsorship of Provisional Appraiser. The Appraisal in company is in compliance. **No action required.**

8. **APPLICATION FOR APPROVAL**

Jacalyn M. Haggarty, Provisional Applicant

Com. Buckley motioned to table her for further investigation, Hunter 2nd, the vote carried unanimously

Marc. M. Bennett, Certified General Applicant

Tabled - to be return to License Division

Christopher Gallagher, Certified Residential Applicant,

Tabled - to be return to Ed McMahan

9. **APPRAISAL CANDIDATES APPROVED FOR THE MONTH OF FEBRUARY, 2006**

<u>Candidate</u>	<u>Type of License</u>
1. Archer, Karen G.	State Provisional
2. Bendziuski, Thomas V.	State Provisional
3. Benton, Donna M.	State Provisional
4. Bruneau, Jennifer L.	State Provisional
5. Cascio, Gregory	State Provisional
6. Costello, James E.	State Provisional
7. Dixon, Bruce J.	State Provisional
8. Donovan, William J.	State Provisional
9. Jones, Marua L.	State Provisional
10. Lee, Derrick J.	State Provisional
11. Luppino, Joann	State Provisional
12. Maresca, Tamya M.	State Provisional
13. Parravani, Mary L.	State Provisional
14. Petty, Abby M.	State Provisional
15. Redner, Daniel J.	State Provisional

16. Russo, William R.	State Provisional
17. Saia, Antonio	State Provisional
18. Strahs, Eric C.	State Provisional
19. Tziavas, Effie	State Provisional
20. Aydar, Erkan	State Certified Residential
21. Baker, Christopher A.	State Certified General
22. Balzarini, Andrea M.	State Certified General
23. Cadotte, Marybeth	State Certified Residential
24. Dodge, Brian C.	State Certified General
25. Esposito, Michael	State Certified General
26. Gildea, Stefan B.	State Certified Residential
27. Gluckman, Lawrence I.	State Certified General
28. Greenbaum, Jeffery	State Certified Residential
29. Grella, Joseph D.	State Certified Residential
30. Lobiando, Jack C.	State Certified Residential
31. Maugan, Kim A.	State Certified Residential
32. Parker, Jeffery D.	State Certified Residential
33. Pellegrini, Michael A.	State Certified Residential
34. Russo, Michael A.	State Certified Residential
35. Sagaria, Daniel A.	State Certified Residential
36. Stoffel, Kurt c.	State Certified Residential
37. Talmadge, Linda M.	State Certified Residential
38. Urzanyi, Erika	State Certified Residential
39. Woevs, Jeffery J.	State Certified Residential

9. 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
Rates & Returns Where Do We Go From Here	3 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 (The Roles of the Appraiser & Realtor)	3 hours CE	
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

10. LATE AGENDA ITEMS

Com. Buckley motioned to add Linda Sepso to the agenda.

Linda Sepso – looking for guidance on how to handle the workload for a fourth provisional, Com Italia recommended she get GC in her office to supervise the other provisional.

Stephen Ross – Correspondence dated 1/29/06, requesting to stop the clock until he finds a sponsor. **Com. Buckley motioned to approved**

Francis Buckley – Correspondence dated 2/7/06, requesting Continuing Education credit for course taken at Appraisal Conference in Austin, TX.

Com. Buckley recused himself, Com Tetreault motioned, Com 2nd and the vote carried unanimously. Approved for 15 hours CE.

Kevin F. Brignole – Correspondence date 1/31/06, requesting Continuing Education credit for the Appraisal 1 Course taught at Quinebaug Community College.

Com. Tetreault Motioned to approved 18 hours of CE for Instructor, subject to proof. Com. Buckley 2nd. and the vote carried unanimously.

Audrey Cole – Correspondence date 12/27/06, requesting Continuing Education credit for the Municipal Assessor Course taken on December 5, 2005.

Com. Tetreault motioned to approve 18 hours of Continuing Education

David Parker – Correspondence, requesting Continuing Education credit for the Real Estate Economic course taken on 12/5/04.

Com. Tetreault motioned to approve 18 hours of Continuing Education, Com. Buckley 2nd, and the vote carried unanimously.

George Demopolos – Correspondence dated 1/3/06, requesting an extension to supervise provisional appraisers.

Com. Hunter motioned to deny, Com. Buckley 2nd, and the vote carried unanimously. He is ordered to cease and desist.

J. Turner – Correspondence dated 1/15/06, requesting to stop the clock on his provisional license as of 10/5/05.

Com. Buckley motioned to approve to stop the clock until he obtain work. Com. Hunter 2nd, and the vote carried unanimously.

Christine Gay – Correspondence dated 1/9/06, requesting 6 month extension on her provisional license.

Com. Tetreault motioned to approve 6 month extension on her provisional license, until 11/2006. Com. Hunter 2nd, and the vote carried unanimously.

Tammy Costello – Correspondence dated 1/11/06, requesting 6 months extension on her provisional license.

Com. Buckley motioned to approve 6 month extension on her provisional license, until 11/2006. Com. Hunter 2nd, and the vote carried unanimously.

Barbara Octavio – Correspondence dated 1/24/06, requesting 1 year extension of provisional license.

Com. Buckley motioned to approve 1 year extension of her provisional license. Com. Hunter 2nd, and the vote carried unanimously.

David Sloan – Request to get 6 months extension on his Continuing Education requirement. **Tabled until Richard talk to him.**

Margaret Trupoid – we don't give BPO experience, and will be mailed a provisional application,

Barbara Fairfield Dynamatic Directions, address the commission regarding the Fire Marshall's certificate requirement when submitting course application.
All licensing fees get dumped back into the Department, and not the General Fund.

Tim Keefe application for credit was denied.

Com. Buckley motion to adjourn

Respectfully submitted,

Sallie Pinkney
Commission Secretary

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