

**STATE OF CONNECITUCT  
DEPARTMENT OF CONSUMER PROTECTION  
MINUTES OF MEETING  
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION  
October 11, 2006**

The meeting of October 11, 2006 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)  
Nicholas J. Tetreault (Cert. Gen. App - 3<sup>rd</sup> District)  
Sean T. Hagearty (Cert. Gen. App. - 2<sup>nd</sup> District)  
Russell Hunter (Public Member – 5<sup>th</sup> District)  
Norris Hawkins (Public Member – 1<sup>st</sup> District)

Commission Members Absent: Francis Buckley, Jr. (Cert. Gen. App. - 2<sup>nd</sup> District)  
Gerald Rasmussen (Cert. Gen. App. - 4<sup>th</sup> District)

Commission Vacancies: One Public Member

Commission Counsel Present: None

DCP Staff Present: Sallie R. Pinkney, Board Secretary  
Richard M. Hurlburt, Director  
Laureen Rubino, Real Estate Supervisor  
Elisa Nahas, Principal Attorney

Public Present: Elliot Morales  
Humberto Gil  
Al Franke  
Robert Reicler  
Lewis Meriwether  
David Fugitt  
John J. Leary

Note: The administrative functions of this Commission are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information please call Richard M. Hurlburt, Director and Real Estate Commission Administrator, at (860) 713-6135, or visit our website at [www.ct.gov/dcp](http://www.ct.gov/dcp).

## **1. REVIEW MINUTES OF PREVIOUS MEETINGS**

Minutes from September's Meeting was reviewed.

**Com. Tetreault motioned to approve the minutes as amended. Com Hunter 2<sup>nd</sup>, and the vote carried unanimously.**

## **2. TRADE PRACTICE DIVISION**

- a. Tim Keefe presented an updated report of the 2004-2006 Appraisal Continuing Education Audit.
- b. Time Keefe presented the CREAC Complaint Status Report for October, 2006

## **3. PROVISIONAL APPRAISER LICENSEING/NOTIFICATION**

**Com. Tetreault motioned to add Jason Pierce, Humberto Gil, Northern Fairfield County Real Estate School, and Course to the agenda. Com. Hagearty 2<sup>nd</sup>, and the vote carried unanimously.**

- a. Cinotti, Lucia – Requested and extension at the September's Meeting, she was instructed to attend the CREAC October's meeting and present her logs. **No action was taken due to the absence of Ms. Cinotti.**
- b. Fierro, Alice – Requesting an extension on her Provisional License. **Com. Hunter motioned to deny her request, the Commission recommends that Ms. Fierro submit an extension request in January, 07 prior to her Provisional License expiration. Com. Tetreault 2<sup>nd</sup>, and the vote carried unanimously.**
- c. Morse, Sylvia M. – Requesting an extension on her Provisional License. **Com. Hunter motioned to grant her an extension until December 31, 2006. Com. Tetreault 2<sup>nd</sup>, and the vote carried unanimously.**
- d. Pieger, James – Requesting an extension on his Provisional License due to personal matters. **Com. Tetreault motioned to grant him a 60 day extension effective 10/4/06, and request that Mr. James attend the November's meeting to discuss his request in detail. Com Hunter 2<sup>nd</sup> and the vote carried unanimously.**
- e. Pierce, Jason – Requesting and extension on his Provisional License. **Com. Tetreault motioned to grant him a 90 day extension effective December 27, 2006, and expiring on 3/30/07. Com. Hunter 2<sup>nd</sup>, and the vote carried unanimously.**
- f. Gil, Humberto – Requesting and extension on his Provisional License. **Com. Tetreault motioned to grant him a 90 day extension effective 10/11/06. Com. Hunter 2<sup>nd</sup>, and the vote carried unanimously.**

**4. REQUESTING EQUIVALENT CONTINUING EDUCATION CREDIT**

- a. Franke, Albert W. – Requesting equivalency for 7 hours of USPAP
- b. Leary, John J. – Requesting equivalency for 7 hours of USPAP

**Com. Hagearty motioned to deny the request of Mr. Albert and Mr. Leary, and allow them 60 day extension to complete the course with no penalties applied for the 2006 time period only. Com. Hunter 2<sup>nd</sup>, and the vote carried unanimously.**

**5. NEW BUSINESS**

- a. DCP Budget Report was reviewed
- b. Appraiser Status Report was reviewed

**6. APPLICATION FOR APPROVAL**

**Com. Tetreault motioned to add Lewis Merriwether, Pamela Savegs, and David Fugitt to the agenda. Com. Hunter 2<sup>nd</sup>, and the vote carried unanimously.**

- a. Merriwether, Lewis - Applicant for State Certified Appraiser, he was denied in September due to lack of experience. Submitted additional information for review by the Commission. The Commission recommended he apply for a Provisional Appraiser License, and submit new sample reports using the 2006 National USPAP guidelines. Mr. Merriwether was granted a 2 year Provisional waiver.
- b. Savegs, Pamela- requesting educational equivalency for her Limited General Appraiser License.  
**Com. Tetreault motioned to deny her request due to lack of Education. Com. Hunter 2<sup>nd</sup> and the vote carried unanimously.**
- c. Fugitt, David – Applicant for State Certified Appraiser, he was denied in September due to lack of experience. The Commission recommended he apply for a Provisional Appraiser License, and submit new sample reports using the 2006 National USPAP guidelines. It was suggested that he write a self contained report. Mr. Fugitt was granted the 2 year Provisional waiver.

**7. APPRAISAL CANDIDATES APPROVED FOR THE MONTH OF OCTOBER, 2006**

<u>Candidate</u>	<u>Type of License</u>
1. Apporisio, Michael A.	State Provisional
2. Brode, Charles E.	State Provisional
3. Charron, Nickole S.	State Provisional
4. Chiero, Frederick J.	State Provisional
5. Davies, Thomas S.	State Provisional
6. DiBattista, Scott J.	State Provisional

7. Evan, Pace A.	State Provisional
8. Fitzgerald, Donaro P. Jr.	State Provisional
9. Gust, Amanda M.	State Provisional
10. Herbst, David J.	State Provisional
11. Loulakis, Paul	State Provisional
12. Martin, Jeanie M.	State Provisional
13. Pierce, Brett E.	State Provisional
14. Simmons, Linda M.	State Provisional
15. Smiley, James D.	State Provisional
16. Carpenter, Todd J.	State Certified Residential
17. Corner, E. Scott	State Certified Residential
18. Costello, Debra M.	State Certified Residential
19. DeFlippo, Michele T.	State Certified Residential
20. Holstein, Joseph B.	State Certified Residential
21. Hunt, John M.	State Certified Residential
22. Hunter, Jason C.	State Certified Residential
23. Magyar, Michael C.	State Certified Residential
24. Martin, David J.	State Certified Residential
25. Shapiro, Susan L.	State Certified Residential
26. Sheehy, Cristin	State Certified General
27. Standish, Alexander	State Certified Residential
28. Valentine, John A.	State Certified Residential
29. Warner, Michelle A.	State Certified Residential

### **Non Resident Applicants**

1. Anders-Mackie, Yoshimi	State Certified Residential
2. Bernard, Paul A.	State Certified Residential
3. Bragg, James G., Jr.	State Certified General
4. Brooks, Peter S.	State Certified General
5. Frodema, Thomas P.	State Certified Residential
6. Gabberty, Albert	State Certified Residential
7. Hoffman, Beth A.	State Certified General

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| 8. Kappel, Richard D.    | State Certified Residential |
| 9. Stelken, Matthew D.   | State Certified General     |
| 10. Spagnuolo, Steven M. | State Certified Residential |
| 11. Telltin, James K.    | State Certified General     |
| 12. Benjamin, Yvonne I.  | State Provisional           |

**Com. Tetreault motioned to approve state recommended candidate list for appraiser license. Com. Hunter 2<sup>nd</sup>, and the vote carried unanimously.**

**8. APPROVED REAL ESTATE APPRAISAL COURSE APPLICATIONS**

**a. Allied Business Schools, Inc.**

- Appraiser's Guide to Property Management 15 Hrs CE Online

**b. Career WebSchool**

- 2006 7 Hour USPAP Update 7 Hrs CE Online
- A URAR Review 7 Hrs CE Online
- Residential Report Writing & Case Studies 14/15 Hrs CE/PE Online
- Residential Market Analysis & Highest & Best Use 14/15/Hrs CE/PE Online
- Residential Appraiser Site Valuation & Cost Approach. 15/15 Hrs CE/PE Online

**c. CT Chapter of the Appraisal Institute**

- Self Storage Economics & Appraisals 7 Hrs CE

**d. Middlesex Shoreline Real Estate School**

- Communicating the Appraisal Report 15 Hrs CE/PE
- Zoning Before The Regulations 3 Hrs CE
- Residential & Development and/or Open Space Conservation 3 Hrs CE

**e. A Professional Valuation & Real Estate School, LLC**

- Zoning Before the Regulations 3 Hrs CE
- Sub-division or Open Space Conservation 3 Hrs CE
- Current Issues in Real Estate II 3 Hrs CE
- Land Use and Surveying 3 Hrs CE
- Commercial RE Understanding Investments 15 Hrs CE
- National USPAP 15 Hrs CE
- Basic RE Appraisal (Appraisal I) 18 Hrs CE

**f. Northern Fairfield School**

- Appraisal I 36 Hrs CE
- Appraisal II 36 Hrs CE

- Essential of Real Estate Finance 36 Hrs CE
- g. Real Estate Consortium of CT Community Colleges**
- Real Estate Law 36 Hrs CE
- h. University of Connecticut**
- 2006 CT Commercial Real Estate Conference 3 Hrs CE
- Advance Title Search 3 Hrs CE

**Com. Tetreault motioned to approve the School and Course application for October, 2006. Com. Hagearty 2<sup>nd</sup>, and the vote carried unanimously.**

**9. QUESTIONS/CONCERNS OF ANY PERSON PRESENT**

**Com. Tetreault motioned to hold a meeting on November 8, 2006. Com. Hunter 2<sup>nd</sup>, and the vote carried unanimously.**

**10. ADJOURN**

**Com. Tetreault motioned to adjourn the meeting. Com. Hunter 2<sup>nd</sup>, and the vote carried unanimously. Meeting adjourned at 11:05 a.m.**

Respectfully submitted,

Sallie Pinkney  
Commission Secretary

**The next special meeting of this Commission is scheduled for Wednesday, November 8, 2006 in Room 126.**