

**STATE OF CONNECTICUT  
DEPARTMENT OF CONSUMER PROTECTION  
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION  
Minutes of Meeting**

**NOVEMBER 8, 2006**

The meeting of November 8, 2006 was called to order by Christopher Italia, Chairman at 8:30 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) Francis Buckley, Jr. (Cert. Gen. App. - 2 <sup>nd</sup> District) Sean T. Hagearty (Cert. Gen. App. - 2 <sup>nd</sup> District) Russell Hunter (Public Member – 5 <sup>th</sup> District) Gerald Rasmussen (Cert. Gen. App. - 4 <sup>th</sup> District) Norris Hawkins ( Public Member – 1 <sup>st</sup> District)
Commission Members Absent:	Nicholas J. Tetreault (Cert. Gen. App - 3 <sup>rd</sup> District)
Commission Vacancies:	One Public Members
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                      William Lengyel Harold Pollack                      Lucia Cinotti Carissa Fox                              Robert Reicher Michelle Camache

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 [www.ct.gov/dcp](http://www.ct.gov/dcp).

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

Minutes of October 11, 2006 minutes was reviewed.

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

## **2. TRADE PRACTICE DIVISION**

a. Tim Keefe presented the CE Audit Update All final notices have gone out.50% responded to the notice, 90% were in compliance and have faxed information in proving the fact.

b. **Com. Hagearty motion to add the following 10 Consent Agreements to the Agenda. Com. Hunter 2<sup>nd</sup>, and the vote carried unanimously.**

- Marybeth Cadotte      Docket No. 06-2732    Civil Penalty paid      \$ 500.
- Mark Larobina        Docket No. 06-2750    Civil Penalty paid      \$ 150.
- Lori Lembree         Docket No. 06-2751    Civil Penalty paid      \$ 100.
- Scott Malen          Docket No. 06-2755    Civil Penalty paid      \$ 150.
- Pauline Bennett      Docket No. 06-2730    Civil Penalty paid      \$1,250.
- Heather Lafleur      Docket No. 06-2748    Civil Penalty paid      \$ 250.
- Michelle Defilippo    Docket No. 06-2734    Civil Penalty paid      \$ 900.
- Daniel Bove          Docket No. 06-2731    Civil Penalty paid      \$1,300.
- Claudia Malino        Docket No. 06-2756    Civil Penalty paid      \$1,400.
- William Nieves        Docket No. 06-2765    Civil Penalty paid      \$ 100.

**Com. Hagearty motioned to approve the above Consent Agreements as recommended by the DCP staff. Com. Buckley 2<sup>nd</sup>, and the vote carried unanimously.**

c. **Com. Hagearty motioned to add Michelle Gamache to the agenda. Com. Buckley 2<sup>nd</sup>, and the vote carried unanimously.** Michele Camache is requesting her Civil Penalties be waived due to the vague regulations re: CE exemption for new licensee. **Com. Rasumssen motioned to waive the Civil Penalty. Com. Buckley 2<sup>nd</sup>, and the vote carried unanimously.**

d. **Com. Hagearty motioned to add Carrisa Fox to the agenda. Com. Buckley 2<sup>nd</sup>, and the vote carried unanimously.** Carrisa Fox Docket No. 06-2737 is requesting that her Civil Penalties be waived due to the vague regulations re: CE exemption for new licensee. **Com. Rasmussen motioned to waive the Civil Penalty providing the CE has been taken. Com Hunter 2<sup>nd</sup>, and the vote carried unanimously.**

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

- a. Lengyel, William – Requesting 90 day extension on his Provisional License.  
**Com. Hunter motioned to approve his request. Com. Buckley 2<sup>nd</sup>, and the vote carried unanimously.**
- b. Safier, Ewa – Requesting and extension on her Provisional License.  
**Com. Buckley motioned to approve her extension until 4/30/07. Com Hunter 2<sup>nd</sup>, and the vote carried unanimously.**
- c. Gay, Christine – Requesting and extension on her Provisional License.  
**Com. Buckley motioned to approve her extension until 4/30/07. Com Hagearty 2<sup>nd</sup>, and the vote carried unanimously.**

### **4. APPLICATIONS FOR CREAC REVIEW**

- a. Cinotti, Lucia – Requesting Extension on her Provisional License, and/or be granted the opportunity to sit for the State Certified Residential Appraisal  
**The Chairman suggested she complete an application for Certified Residential Appraiser, produce a log of 2500 hours of education, produce a certificate of 120 hours of Appraisal 1 & 2, and USPAP within the last 6 years. Application and logs must be approved by the Commission. The Logs would have to be current samples. If the application is deny, Lucia will have to continue as a Provisional, and complete her 2500 hours, and will be granted an extension as a Provisional Appraiser effective 11.8/06. Com. Hagearty motioned to approve her extension on her Provisional License for 1 year. Com. Hunter 2<sup>nd</sup>, Com. Rasmussen opposed, and the vote passed.**
- b. Gottmeir, Rachel L. – Applying for Certified General Appraiser.  
**Com. Buckley motioned to deny her application, she do not meet the Thirty (30) month requirement, need 6 additional months. Com. Hunter 2<sup>nd</sup>, and the vote carried unanimously.**
- c. Parady, Deborah A. – Applying for Certified Residential Appraiser  
**Com. Buckley motioned to deny her application, she do not meet the criteria. Com. Hunter 2<sup>nd</sup>, and the vote carried unanimously.**
- d. Schuman, Fred P. – Applying for Certified Residential Appraiser.  
**Com. Buckley motioned to deny his application, he do not meet the criteria. Com. Hunter 2<sup>nd</sup>, and the vote carried unanimously.**

### **5. APPLICATIONS APPROVED/DENIED BY DCP**

- a. Appraisal candidates approved for the month of November, 2006
  - a. DiNuzzo, SherriM. Provisional Appraiser
  - b. Fugitt, David P. Provisional Appraiser
  - c. Gefter, Sophia Provisional Appraiser
  - d. Goulart, Gregory R. Provisional Appraiser
  - e. Malia, Matthew G. Provisional Appraiser

- f. Meriwether, Lewis S. Provisional Appraiser
- g. Mardini, Debra G. Provisional Appraiser
- h. Petruzzi, Dean Provisional Appraiser
- i. Sanders, Julie K. Provisional Appraiser
- j. Shepard, Julianne E. Provisional Appraiser
- k. Wolf, Pamela R. Provisional Appraiser
- l. Aletta, Rose Certified Residential
- m. Divvane, Martin K. Certified Residential
- n. LaFleur, Heather C. Certified Residential
- o. Pawloski, John A. Certified Residential
- p. Reicher, Robert G., Jr. Certified Residential
- q. Ruggiero, Alice E. Certified Residential
- h. Pascon, Elizau A., Jr. Certified Residential

**2. Non-Resident Applicant**

- a. Oarley, Gary E. Certified Residential
- b. Prendiville, Joseph K. Certified General
- c. Schaitel, Mark C. Certified Residential

**3. Appraisal Candidates Denied**

- a. Allen, Jonathan A. Provisional Appraiser
- b. Badmus, Kenny Provisional Appraiser
- c. Bosch, Jeffrey C. Provisional Appraiser
- d. Scenti, Gary L. Provisional Appraiser
- e. Azoff, Gregory L. Certified Residential
- f. Dustin, Nicole L. Certified Residential
- g. Landrie, Brandy S. Certified Residential
- h. Przyblowicz, Robert, Jr. Certified Residential

**4. Non-Resident Applicants**

- a. Berry, James M. Certified General
- b. Schoaler, Kevin P. Certified Residential

**Com. Rasmussen motioned to approve the Application Approval and Denials as recommended by the State of CT, DCP Staff. Com. Buckley 2<sup>nd</sup>, and the vote carried unanimously.**

**6. NEW BUSINESS**

- a. Correspondence from Jenny Tidwell re: The required Core Curriculum was reviewed
- b. Reciprocal Agreement CA, AZ, Lauren will send equivalency.

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

- a. Career Web School
  - An FHA Single Family Appraisal 14 Hrs CE
  
- b. MidState Business & Real Estate Training Center
  - Environmental Issues in your Real Estate Practice 4 Hrs CE
  - Commercial Real Estate Understanding Investments 4 Hrs CE
  - The Truth About Mold 4 Hrs CE
  - Red Flags Property Inspection Guide 4 Hrs CE
  - Real Estate Finance Today 4 Hrs CE
  - Real Estate and Taxes 4 hrs CE
  - Property Mngmnt and Managing Risk 4 hrs CE
  
- c. Allied Schools
  - Appraiser’s Guide to Real Estate Law 15 hrs CE
  
- d. Professional Valuation Institute
  - Land Use Surveying 3 hrs CE
  
- e. McKissock LP
  - The Art of Residential Appraisal Review Online 7 hrs CE

**Com. Rasmussen motioned to add 6 D & E to the agenda. Com. Buckley 2<sup>nd</sup>, and the vote carried unanimously.**

**Com. Rasmussen motioned to approve the above school courses with the exception of the following courses listed below that were submitted by MidState Business & Real Estate Training Center. Com. Buckley 2<sup>nd</sup>, and the vote carried unanimously.**

- f. MidState Business & Real Estate Training Center.
  - Environmental Issues in your Real Estate Practice Denied
  - Red Flags Property Inspection Guide Denied
  - Real Estate and Taxes Denied
  - Property Management & Managing Risk Denied

**8. ADJOURN**

**Com. Hunter motioned to adjourn the meeting. Com. Buckley 2<sup>nd</sup>, and the vote carried unanimously. Meeting adjourned at 9:58 a.m.**

Respectfully submitted,

Sallie Pinkney  
Commission Secretary

**The next meeting of this Commission is scheduled for Wednesday, December 13, 2006 in Room 126**