

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
November 14, 2018**

The meeting was called to order by Commissioner Gerald Rasmussen at 8:30 a.m. in Plaza North Hearing Room J at 450 Columbus Boulevard, Hartford, Connecticut.

Commission Members Present: Gerald Rasmussen (Cert. Gen. App. – 4th District)
John J. Galvin Jr. (Cert. Gen. App. – 5th District)
Shawna M. Baron (Cert. Res. App. – 5th District)
Linda M. Sepso (Cert. Res. App. – 3rd District)
Norris Hawkins (Public Member – 1st District)

Commission Members Absent: None

Commission Vacancies: Certified General Appraiser
Public Member (2)

Commission Counsel Present: None

DCP Staff Present: Linda Kieft-Robitaille
Vicky Bullock
Robin Washbond

Public Present: Susan Homiski
Anthony Goiangos
Michael Frey
Joann Ansaldo
Stephen Hotchkiss

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information contact Richard M. Hurlburt, Director, at (860) 713-6135 or Fax: (860) 706-1202.

Department of Consumer Protection Web Site: www.ct.gov/dcp
Division E-Mail: dcp.occupationalprofessional@ct.gov

MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Sepso, Commissioner Hawkins 2nd, and the motion carried unanimously to approve the minutes of the October 10, 2018 CT Real Estate Appraisal Commission meeting as presented.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

ASC

National Registry Report

Examiner Linda Kieft-Robitaille stated that there was no disciplinary action to report this month and that the Department is up to date.

NEW BUSINESS

Dominick Galletti, RCG Applicant - Seeking log approval & sample selection

It was moved by Commissioner Galvin, Commissioner Sepso 2nd, and the motion carried unanimously to approve the log and samples were selected.

Christopher Kerin - Seeking 3 hours equivalent CE credit for teaching for CAAO

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to approve 2 hours CE credit.

2019 Commission Meeting Schedule

February 13, March 13, April 10, May 8, June 12, July 10, September 11, October 9, November 13, December 11 (no meeting January and August)

The Commission noted the 2019 meeting dates.

OLD BUSINESS

Anthony Goiangos, RCR applicant - Seeking log approval & sample approval

Mr. Goiangos appeared today with his sponsor, Susan Homiski.

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously that Mr. Goiangos provide three complete appraisal reports (multi, single and cost approach) for review by the Commission and appear before the Commission at their February 13, 2019 meeting.

CE Audit Update – Renewal Notice

The Commission briefly discussed making changes to the appraisal license renewal notices to include additional information concerning completing continuing education and the penalties for not completing the required CE.

AQB Criteria Change Discussion

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to accept the AQB criteria changes as presented and that the effective date is pending the advice of counsel.

Webinar Presentations/Requirements

The Commission discussed services that offer programs for visual (webcam) online classes. Commissioner Sepso will gather more information on what programs are available for the next meeting.

LEGAL

Status Review of Provisional Licensees

The 2018 Continuing Education Audit identified the following 4 Provisional licensees as having failed to complete the required continuing education in a timely fashion and each were asked appear before the Commission today for review of their individual circumstances.

- 2018-179 Justin Hancock – Did not appear today. Mr. Hancock’s license is currently under suspension and fine is not paid.
- 2018-173 Michael Frey – Appeared with sponsor, Steven Frey
- 2018-175 Stephen Hotchkiss – Appeared with sponsor Joanne Ansaldo
- 2018-138 Nancy Bevacqua - Did not appear today. Ms. Bevacqua withdrew her license application.
- 2017-339 AVC
Out of state appraiser working in CT without license. Paid AVC fine and applied for reciprocal license.

SCHOOL AND COURSE APPLICATIONS

AAL.403 – Appraising Small Apartment Properties (on-line) 6 hrs CE
(McKissock, LLC)

AAL.404 – Relocation Appraisal and the ERC Form (on-line) (McKissock, LLC)	6 hrs CE
AAL.405 – FHA Appraisal Standards (on-line) (OREP Education Network)	7 hrs CE
AAL.406 – Going Green in CT – Energy Efficiency and Valuation (CT Chapter of the Appraisal Institute)	3 hrs CE

It was moved by Commissioner Sepso, Commissioner Galvin 2nd, and the motion carried unanimously to approve the above mentioned courses as presented.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

Commissioner Galvin brought up an issue on the subject of Federal Banking regulations that have raised the de minimis threshold for commercial real estate transactions, that he has been notified that there are a few companies in Connecticut and out of state that are offering evaluation services on a regular basis for banks for a fee and they are indicating that they do not have to be done by a licensed appraiser. It was moved by Commissioner Galvin, Commissioner Baron 2nd, and the motion carried unanimously that Commissioner Galvin will arrange a meeting with AG’s office to discuss the steps to take regarding this matter.

ADJOURN

It was moved by Commissioner Hawkins, Commissioner Sepso 2nd, and the motion carried unanimously to adjourn the meeting at 10:30 A.M.

Respectfully submitted,

Robin Washbond
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, December 12, 2018 at 8:30 a.m. at 450 Columbus Boulevard, in Hearing Room J, Hartford, CT.