

**STATE OF CONNECTICUT  
DEPARTMENT OF CONSUMER PROTECTION  
REAL ESTATE APPRAISAL COMMISSION  
MEETING MINUTES  
November 9, 2022**

Commission Members:           John J. Galvin Jr., Certified General Appraiser  
  Gerald Rasmussen, Certified General Appraiser  
  Shawna M. Baron, Certified Residential Appraiser  
  Linda M. Sepso, Certified Residential Appraiser  
  Norris A. Hawkins, Public Member

Commission Vacancy:           Certified General Appraiser (2)  
  Public Member (1)

DCP Staff Present:             Vicky Bullock, Staff Attorney  
  Debbie Yanosy, Real Estate Appraisal Examiner  
  Shameeka Grose, License and Applications Analyst  
  Shannon Rivera, License and Applications Analyst

Public Present:                 Jackie Beauchaine  
  Scott DiBiasio  
  John Camilleire  
  Michael Savoyski  
  Robert Nardella, Jr.  
  Nora King  
  Brian Royce  
  Greg Messina  
  Molly Hoskins

Note: The administrative functions of the Boards, Commissions, and Councils are carried out by the Department of Consumer Protection, License Services Division.

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

E-Mail: [dcp.occupationalprofessional@ct.gov](mailto:dcp.occupationalprofessional@ct.gov)

**CALL TO ORDER**

Commissioner Rasmussen, Temporary Chairman, announced he would be excusing himself from the meeting at 9:00 a.m. and rejoining the meeting at approximately 9:30 a.m. The meeting was called to order by Commissioner Rasmussen on November 9, 2022, at 8:30 a.m. via ZOOM Webinar.

### **REVIEW OF PREVIOUS MEETING MINUTES**

Commissioner Sepso moved to approve the October 12, 2022 meeting minutes provided requested revisions are made. Commissioner Galvin seconded the motion. The motion passed unanimously.

### **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

None.

### **DCP INVESTIGATION DIVISION**

#### 1. Complaint Report update.

Attorney Bullock stated there are nine open cases to date. Director Pamela Brown added the cases are actively being worked on. Attorney Bullock added all due dates will be met. The Commission so noted.

### **DCP LEGAL DIVISION**

1. Case 2022-176 - Request to come before the Commission- Molly Hoskins requested a waiver of ASC disciplinary action and place CT Appraisal License in an inactive status.

Commissioner Galvin moved to allow Ms. Hoskins' CT Appraisal License to renew without disciplinary action given the unique nature of the situation and upon receipt of her recited statement. Commissioner Sepso seconded the motion. The motion passed unanimously.

#### 2. Status of Cases – Update

Status update provided above in the DCP Investigation Division Complaint Report update.

### **ASC**

1. Appraisers reported to National Registry for late CE:
  1. Adrian Muller, RCR.9687 – Case #2022-189
  2. Kurt Stoffel, RCR.1340 – Case # 2022-196
  3. Sharon Locatell, RCG.1066 – Case #2022-225

4. Ronald McInerney, RCG.1337 – Case #2022-228
5. Stephen O’Toole, RCG.1238 – Case #2022-233
6. Martin Grudgen, RCR. – Case #2022-172

Attorney Bullock stated that all matters that went before the Board and were resolved were reported to ASC. Attorney Bullock also added this was a 100% audit with approximately 8% non-compliant. The Commission so noted.

## **OLD BUSINESS**

1. 2022-2024 CT Law Course.

The suggestions for the course title to be stated and added to section headers, Podcasts be added to the Resource Page, and Debbie Yanosy be listed as Linda Kieft-Robetaille’s successor will be made. The Commission so noted.

Commissioner Rasmussen excused himself from the meeting. Commissioner Galvin volunteered to act as Temporary Chairman during his absence.

2. Nora King, Hybrid Inspectors presenting as appraisers in the field.

Ms. King expressed concerns regarding AMCs failing to disclose property managers’ identities nor data collected as well as their credentials/ training to perform appraisals/ data collection. Mr. DiBiasio shared his research regarding other states addressing the same issue and stated it will be difficult to regulate property data collectors under the Appraisal Act.

Commissioner Galvin requested that Ms. King put her concerns in writing and send it to Ms. Yanosy. This will provide detailed information as the Board researches the matter further. Commissioner Galvin asked Mr. DiBiasio to share his information on the matter with Ms. Yanosy, as well. The Commission so noted.

## **NEW BUSINESS**

Jackie Beauchaine requested to add a New Business item to the Agenda. Ms. Beauchaine informed Acting Temporary Chairman, Commissioner Galvin, that The Chapter would like to put a discussion of PAREA on the December Agenda. Commissioner Galvin informed Ms. Beauchaine the Board is currently monitoring PAREA but invited her and Mr. DiBiasio to present something at the December 14, 2022, meeting. The Commission so noted.

1. Review of Checklist wording.

Commissioner Galvin stated he was satisfied with the Checklist wording.

The Commission agreed.

Commissioner Rasmussen rejoined the meeting as Acting Temporary Chairman at 9:30 a.m.

2. Course Substitution / College Transcript Review:

- a. Jeffrey O'Leary RSP.0002138- Requesting course substitution guidance and/ or approval.

Commissioner Rasmussen advised Mr. O'Leary to contact Ms. Yanosy to review the Matrix to determine what substitutions can or cannot be made. Mr. O' Leary's request will be revisited at a future meeting. The Commission so noted.

- b. Michael Savoyski – RSP.2146 - Sponsor Brian Royce present. Requesting retroactive course approval for two classes taken at UCONN due to a three-day lapse in course approval delaying certification document.

Commissioner Galvin motioned to accept the request for approval of the course completed. Commissioner Hawkins seconded the motion. The motion passed unanimously with Commissioner Rasmussen abstaining.

3. Robert S. Nardella, Jr.- General Appraiser Site Valuation and Cost Approach Course Description.

Mr. Nardella, Jr. requested to receive credit for the completed course.

Commissioner Galvin motioned to approve the 18 hours of continuing education provided proof of passing grade. Commissioner Hawkins seconded the motion. The motion passed unanimously with Commissioner Rasmussen abstaining.

Commissioner Galvin made a second motion to approve the 30 hours of pre-licensing. Commissioner Hawkins seconded the motion. The motion passed unanimously with Commissioner Rasmussen abstaining.

4. RSP Ryan Brighindi- Extension request of his 6-year provisional due to expire in June 2023.

- difficulty finding AI courses during COVID.
- needs to complete the last 30-hours of elective education.

Commissioner Rasmussen tabled this item until the December 14, 2022, meeting as Mr. Brighindi was not present. The Board so noted.

5. Appraisal Institute Course Completed- Registration lapse issue.

a. Michael Savoyski- Individual listed twice on the agenda. Refer to 2b. under New Business.

b. John Camilliere- Sponsor Brian Royce present. Requesting retroactive course approval for two classes taken at UCONN due to a three-day lapse in course approval delaying certification document.

Commissioner Galvin motioned to accept the request for approval of the course completed. Commissioner Hawkins seconded the motion. The motion passed unanimously with Commissioner Rasmussen abstaining.

Commissioner Galvin motioned to have Ms. Yanosy accept the Fall 2022, Basic Principles Course from August 23- December 17, 2021, at UCONN. Commissioner Hawkins seconded the motion. The motion passed unanimously.

Commissioner Galvin as Acting Temporary Chairman addressed the Schools & Courses prior to New Business with no objections from The Commission.

**SCHOOLS & COURSES**

- **Courses Approved by Department (all have AQB approval)**

|         |   |  |             |
|---------|---|--|-------------|
| AAL.991 | Appraisal of REO and Foreclosure Properties             | MCKISSOCK LLC<br>218 LIBERTY ST<br>WARREN, PA 16365-2328                           | 7 hours     |
| AAL.992 | Online Residential Sales Comparison and Income Approach | Appraisal Institute<br>200 West Madison Street,<br>Suite 1500<br>Chicago, IL 60606 | 28/18 hours |
| AAL.993 | Online Analyzing Operating Expenses                     | Appraisal Institute<br>200 West Madison Street,<br>Suite 1500<br>Chicago, IL 60606 | 7 hours     |

|         |   |  |             |
|---------|---|--|-------------|
| AAL.996 | Appraising REO Properties                                       | MCKISSOCK LLC<br>218 LIBERTY ST<br>WARREN, PA 16365-2328                             | 4 hours     |
| AAL.997 | Appraising Energy Efficient Residential Properties              | CALYPSO CONTINUING EDUCATION<br>28 North Main St<br>PO Box 176<br>Randolph, VT 05060 | 8 hours     |
| AAL.998 | Online General Appraiser Market Analysis and Highest & Best Use | Appraisal Institute<br>200 West Madison Street,<br>Suite 1500<br>Chicago, IL 60606   | 28/18 hours |
| APR.275 | 2020-2021 15-hr National USPAP Course                           | MCKISSOCK LLC<br>218 LIBERTY ST<br>WARREN, PA 16365-2328                             | 15 hours    |
| APR.276 | Live Webinar: 2020-2021 15-hr National USPAP Course             | MCKISSOCK LLC<br>218 LIBERTY ST<br>WARREN, PA 16365-2328                             | 15 hours    |
| APR.277 | 2020-2021 15-hr National USPAP Course                           | MCKISSOCK LLC<br>218 LIBERTY ST<br>WARREN, PA 16365-2328                             | 15 hours    |
| APR.278 | Advanced Residential Applications and Case Studies              | MCKISSOCK LLC<br>218 LIBERTY ST<br>WARREN, PA 16365-2328                             | 15 hours    |
| APR.279 | Online Residential Sales Comparison and Income Approach         | Appraisal Institute<br>200 West Madison Street,<br>Suite 1500<br>Chicago, IL 60606   | 30/18 hours |
| APR.280 | Online General Appraiser Market Analysis and Highest & Best Use | Appraisal Institute<br>200 West Madison Street,<br>Suite 1500<br>Chicago, IL 60606   | 30/18 hours |

Commissioner Sepso motioned to accept all AQB approved courses. Commissioner Baron seconded the motion. The motion passed unanimously.

- **Courses To Be Approved by Commission (no AQB approval)**

|         |                            |   |         |
|---------|----------------------------|---|---------|
| AAL.994 | ASFMRA Annual Meeting 2022 | AMERICAN SOCIETY OF FARM MANAGERS AND RURAL | 7 hours |
|---------|----------------------------|---|---------|

|         |                              |  |         |
|---------|------------------------------|--|---------|
|         |                              | APPRAISERS, INC.<br>720 S COLORADO BLVD STE 360-S<br>GLENDALE, CO 80246-1904 |         |
| AAL.995 | Rapid Fire Case Studies 2022 | AMERICAN SOCIETY OF FARM<br>MANAGERS AND RURAL<br>APPRAISERS, INC.           | 6 hours |

- **Course To Be Approved by Commission (no AQB approval) (Has IDECC approval ONLY)**

|         |  |  |         |
|---------|--|--|---------|
| AAL.997 | Appraising Energy Efficient Residential Properties | CALYPSO CONTINUING EDUCATION<br>28 North Main St<br>PO Box 176<br>Randolph, VT 05060 | 8 hours |
|---------|--|--|---------|

Commissioner Baron motioned to table the three non- AQB approved courses until further course information is provided. Commissioner Hawkins seconded the motion. The motion passed unanimously.

### **CORRESPONDENCE**

None.

### **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

Ms. Beauchaine requested clarification regarding the new CE schedule deadline. Attorney Bullock stated she will be meeting with License Services to seek clarification.

### **ADJOURNMENT**

Commissioner Sepso motioned to adjourn the meeting at 10:50 a.m. Commissioner Hawkins seconded the motion. The motion passed unanimously.

Respectfully submitted,

Shannon M. Rivera  
License and Applications Analyst  
Board Coordinator, DCP

### **2022 MEETING SCHEDULE**

December 14, 2022

All meetings will be held through the ZOOM Meeting Platform unless otherwise noted.