# STATE OF CONNECTICUT DEPARTMENT OF CONSUMER PROTECTION CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

# Minutes of Meeting November 18, 2009

The meeting of November 18, 2009 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)
Nicholas J. Tetreault (Cert. Gen. App. - 3<sup>rd</sup> District)

Francis Buckley, Jr. (Cert. Gen. App. - 2<sup>nd</sup> District)
Sean T. Hagearty (Cert. Gen. App. - 2<sup>nd</sup> District)
Norris Hawkins (Public Member – 1<sup>st</sup> District)
Mario Tolla (Public Member – 2<sup>nd</sup> District)

Commission Members Absent: 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 Administrator

Linda Keif, Real Estate Examiner Kelly Harvey, Real Estate Examiner William Zenga, Investigator Supervisor Vicky Bullock, Principal Attorney Linda Roberts, Executive Assistant Michelle Erling, Real Estate Examiner

Public Present: Matthew Malia David Simonetti

Dominick Pastorello Timothy Pohin Lewis Merriwether George Malia Robert Champagne Robert Moore

Note: The administrative functions of this Commission are carried out by the Department of Consumer Protection, Real Estate Division. For information please call Sallie Pinkney, Board Administrator at (860) 713-6140 or visit www.ct.gov/dcp.

#### 1. REVIEW MINUTES OF PREVIOUS MEETINGS

a. Review Minutes of Meeting of October 14, 2009. It was moved by Commissioner Buckley, Commissioner Hagearty 2<sup>nd</sup>, and the vote carried to approve the Minutes as amended.

#### 2. FORMAL HEARINGS

a. Docket No. 2007-2983 – It was moved by Commissioner Hagearty, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to continue the Formal Hearing on 12/16/2009.

#### 3. APPLICATIONS FOR REVIEW/APPROVAL

- a. Malia, Matthew RSP 1635 RCG applicant submitting samples. It was moved by Commissioner Hagearty, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to approve his work samples.
- b. Simonetti, David RCG applicant submitting samples. It was moved by Commissioner Buckley, Commissioner Hagearty 2<sup>nd</sup>, and the vote carried to table until 2 Approach to Value samples were submitted.

c.

- d. Pastorello, Dominick RCG applicant submitting samples. It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to approve his work samples.
- e. Ajello, Dana RSP 1557, RCR applicant submitting logs for approval & sample Selection. **Samples Selected**
- **f.** Lerman, Craig, RCR applicant submitting logs for approval & sample selection. **Must appear in January, 2010**
- g. Ansoldo, Jo-Ann, RCR 1149 RCG applicant submitting logs for approval & sample selection. **Samples Selected**
- h. Silver, Elizabeth RSP 1145, RCR applicant submitting logs for approval & sample selection. **Must appear on 12/16/09**
- i. Caisse, Karen RCR applicant submitting logs for approval & sample selection. It was moved by Chairman Italia, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to approve her work samples.
- j. Meriwether, Lewis CREAC requested applicant & sponsor to appear to discuss appraisal samples & USPAP compliance. Provided additional appraisals. It was moved by Commissioner Hagearty, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to approve his work samples.

k. Robert Champagne RCG applicant submitting samples for review/approval. It was moved by Commissioner Buckley, Commissioner Hagearty 2<sup>nd</sup>, and the vote carried to approve his work samples.

#### 4. REQUESTING EQUIVALENT CONT. ED. CREDIT:

- a. Ellen Borofsky took 11hrs. of courses for relocation appraisal requirements. It was moved by Commissioner Buckley, Commissioner Hagearty 2<sup>nd</sup>, and the vote carried to grant her 7 hours of continuing education credit
- b. Audrey A. Cole took 4hr. module "R.E Tax Appeal in CT" by CT Bar Association. It was moved. By Commissioner Tetreault, Chairman Italia 2<sup>nd</sup>, and the vote carried to grant her 4 hours of continuing education credit.

#### 5. EXAMINATION RESULTS

a. CT Appraiser Examination Statistics Summary was reviewed

#### 6. <u>NEW BUSINESS</u>

- a. Letter from Secretary of the State re: Gender and Racial Composition Biennial Report was reviewed and completed.
- b. Discussion on how sample reports are selected by Commission will be address at the January's meeting.

## 7. SCHOOL AND COURSE APPLICATION FOR November, 2009

a.	i. ii.	Immediate Approaches to Value for Rural Appraisal	45 PL/18 CE hours 45 PL/18 CE hours
	iii.	USPAP	7 hrs CE
b.	Appra	aisal & Real Estate School of Connecticut	
	i.	CT Disclosure, RESPA & Law Update	3 hours CE
	ii.	Mandatory CT Appraisal Law Update	3 hours CE
	iii.	Land Use Development	3 hours CE
	iv.	Real Estate Qualifying	DENIED
c.	Appra	aisal Institute	
	i.	Business Practice & Ethics Online	5 hours CE
	ii.	An Introduction to Valuing Commercial Green Bldg	7 hours CE
	iii.	USPAP	7 hours CE
d.	Rhode	e Island Chapter of the Appraisal Institute	

i. Valuation by Comparison

7 hours CE

## e. Massachusetts Board of Real Estate Appraisers

i.	2009 New England Appraisers Expo – Res. Program	3 hours CE
ii.	2009 New England Appraisers Expo – Com. Program	4 hours CE
iii.	Res. Site Valuation & Cost Approach	14 hours CE
iv.	Res. Site Valuation & Cost Approach	15 hours PL
v.	2010 – 2011 USPAP	7 hours CE

## f. Dynasty School

i.	USPAP	7 hours CE
ii.	USPAP	15 hours PL

It was moved by Commissioner Buckley, Commissioner Tetreault  $2^{nd}$ , and the vote carried to approve as amended.

It was moved by Commissioner Buckley, Chairman Italia  $2^{nd}$ , and the vote carried to add the additional schools to the agenda as listed below:

#### 1. Mckissock, LP

a.	Mortgage Fraud	7 hours CE

# 2. The Dares Institute

a.	Understanding Title From Estates	3 hours CE
b.	Risk Management for RE Professionals	<b>DENIED</b>
c.	2010-2011 USPAP	7 hours CE

## 3. Appraisal & Real Estate School of CT

a.	USPAP	7 hours CE	3

# 4. CT Chapter of Appraisal Institute

a.	Loading Capitalization & Discount Rates	3 hours CE
b.	20 Years After FIRREA	3 hours CE
c.	Mandatory Appraisal Law Update	3 hours CE
d.	2010 Economic Outlook	2 hours CE

## 5. Appraisal Institute

a.	FHA & The Appraisal Process Online	7 hours CE
b.	Analyzing Operating Expenses Online	7 hours CE
c.	Marshall & Swift Commercial Cost Online	7 hours CE
d.	Using Your HP12C Financial Calculator	7 hours CE
e.	Appraising Manufactured Housing	7 hours CE
f.	Condominiums, Co-ops & PUDs	7 hours CE
g.	Appraisal Challenges	7 hours CE
h.	Residential Challenge online	7 hours CE
i.	2010-2011 USPAP	15 hours PL

#### 6. Career Webschool

0	2010-2011 USPAP	15 hours	DI
a.	ZUTU-ZUTT USFAF	1.2 HOUIS	$\mathbf{r}_{\mathbf{L}}$

7.	a.	Board of Real Estate Appraisers Appraisers Guide to Secondary Market Guidelines 2010-2011 UPAP	7 hours CE 15 hours PL
8.	MidSt	ate Business & Real Estate Training Center	
		ONLINE	
	a.	Red Flags Property Inspection Guide	4 hours CE
	b.	Environmental Issues in your Real Estate Practice	4 hours CE
	c.	Property Management & Managing Risk	4 hours CE
	d.	Real Estate & Taxes	4 hours CE
	e.	Commercial Real Estate Understanding Invstmnt	4 hours CE
	f.	The Truth About Mold	4 hours CE
	g.	Sales Comparison	7 hours CE
	h.	FHA & VA Appraisal Basics	7 hours CE
	i.	The Cost Approach	7 hours CE
	j.	Introduction To Commercial Appraisal	3.hours CE
	k.	The Income Approach	7 hours CE
		ALL COURSE (8: a-k) DENIED DUE TO NO IDEC	C SUBMITTED
		RENEWAL	
	1.	Mortgage Fraud	7 hours CE
	m.	Mandatory CT Appraisal Law Update	3 hours CE
	n.	Like Kind Exchanges	3 hours CE
	0.	Mortgage Fraud	7 hours CE
	p.	The FHA & VA Appraisers	7 hours CE
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It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to approve the additional course for 11/18/2009, with the exception of 8:a-k.

# 8. COMMENTS/CONCERN OF ANY PERSON PRESENT

a. None

# 9. ADJOURN

The meeting was adjourned at 1:15 p.m.

The next meeting of this Commission is scheduled for Wednesday, December 16, 2009 in Room 119