

**STATE OF CONNECTICUT  
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION  
Minutes of Meeting  
July 10, 2013**

The meeting was called to order by Christopher Italia, Chairman, at 8:30 a.m. in Room-119 of the State Office Building, 165 Capitol Avenue, Hartford, Connecticut.

Commission Members Present: Christopher Italia, Chairman (Cert. Gen. App. - 1st District)  
Gerald Rasmussen (Cert. Gen. App. – 4<sup>th</sup> District)  
Sean T. Hagearty (Cert. Gen. App. - 2<sup>nd</sup> District)  
Nicholas J. Tetreault (Cert. Gen. App. - 3<sup>rd</sup> District)  
Norris Hawkins (Public Member - 1<sup>st</sup> District)  
John Parda (Public Member – 1<sup>st</sup> District)

Commission Members Absent: None

Commission Vacancies: Certified General Appraiser – 5<sup>th</sup> District  
Public Member – 5<sup>th</sup> District

Commission Counsel Present: None

DCP Staff Present: Linda Kieft-Robitaille  
Vicky Bullock  
Robin Washbond  
Matthew Micari – Intern  
Kristine Victor – Intern

Public Present: Brandon Stavola  
Taylor Beerbower  
John A. Vincze

**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) 713-7230.

**Agency Web site:** [www.ct.gov/dcp](http://www.ct.gov/dcp)    **Division E-Mail:** [DCP.OccupationalProfessional@ct.gov](mailto:DCP.OccupationalProfessional@ct.gov)

## **MINUTES OF PREVIOUS MEETINGS**

It was moved by Commissioner Tetreault, Commissioner Hagearty 2<sup>nd</sup>, and the motion carried unanimously to approve the minutes of the June 12, 2013 CT Real Estate Appraisal Commission meeting.

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

None

## **NEW APPLICANTS**

### **Michael Baldi, RCG applicant – Seeking approval of logs and sample selection**

It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, and the motion carried to approve the logs. Commissioner Italia recused himself from this matter.

### **Steven Miller, RSP applicant – Seeking approval of courses taken (not currently approved in CT)**

It was moved by Commissioner Tetreault, Commissioner Parada 2<sup>nd</sup>, and the motion carried unanimously to approve the courses.

### **Melissa Reynolds, RSP applicant - Seeking approval of course taken (not currently approved in CT)**

It was moved by Commissioner Tetreault, Commissioner Hagearty 2<sup>nd</sup>, and the motion carried unanimously to approve the course.

### **Brandon Stavola, RCR applicant – Sample review and approval**

It was moved by Commissioner Rasmussen, Commissioner Parada 2<sup>nd</sup>, and the motion carried unanimously to approve the samples.

### **Serhiy Fedorchenko, RCR applicant – Seeking approval of logs and sample selection**

It was moved by Commissioner Tetreault, Commissioner Hagearty 2<sup>nd</sup>, and the motion carried unanimously to approve the logs.

### **Preston Puleo – RSP applicant**

After discussion the Commission requested that Mr. Puleo appear at the September meeting and have his sponsor available by phone.

### **Kevin Reid – Seeking reinstatement of Provisional License**

Mr. Reid did not appear today and the Commission took no action.

**Michael Calise, RSP – Seeking extension of Provisional License**

It was moved by Commissioner Tetreault, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried to grant Mr. Calise an extension of his Provisional License until the next Appraisal Commission meeting in September. Attorney Bullock will send a letter to Mr. Calise to advise him that he and his sponsor must appear before the Commission on September 11, 2013.

**Jon DeLuzio – RCG Applicant**

Real Estate Examiner Linda Kieft-Robitaille advised the Commission that the application fee was refunded to Mr. DeLuzio per his request. Since there is no valid application the Commission took no action.

**NEW BUSINESS**

**Public Act No. 13-272 – An Act Requiring Working Smoke and Carbon Monoxide Detectors in Certain Residential Buildings at the Time Title is Transferred**

This item was reviewed by the Commission.

**OLD BUSINESS**

**Length of time as Provisional Licensed Appraiser**

After discussion, the Commission tabled this matter to a future date.

**Revisions to State Regulations**

Examiner Linda Kieft-Robitaille discussed with the Commission the need to strengthen the wording in the Regulations to clarify the licensing requirement for out-of-state review appraisers who are determining value in Connecticut.

**Appraisal Subcommittee**

Real Estate Examiner Linda Kieft-Robitaille advised the Commission that the ASC State Compliance Review is scheduled for June 30, 2014 and July 1, 2014. The Commission unanimously agreed to change the date of their July meeting to coincide with the ASC visit on July 1, 2014.

**SCHOOL AND COURSE APPLICATIONS**

**ACEI dba Calypso Continuing Education**

Mold A Growing Concern (on-line) 3hrs CE

**Appraisal Institute**

Online General Appraiser Income Approach Part 2 30 hrs PL

Online General Appraiser Income Approach Part 2 18 hrs CE

General Appraiser Report Writing & Case Studies 18 hrs CE

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|---|-----------|
| Online Residential Market Analysis and Highest & Best Use | 14 hrs CE |
| Online Residential Market Analysis and Highest & Best Use | 15 hrs PL |

**OnCourse Learning Corporation, dba Career Webschool**

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| Appraisal Math and Statistics (on-line) | 7 hrs CE |
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**The Dares Institute**

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| Unlocking the Value of Raw Land                                  | 3 hrs CE |
| Understanding the Hazards of Lead & Asbestos                     | 3 hrs CE |
| Title Searching  | 3 hrs CE |
| The Evolution in Short Sales: Where are We Now?                  | 3 hrs CE |
| The Basics of Connecticut Foreclosures                           | 3 hrs CE |
| Risk Management for Real Estate Professionals                    | 3 hrs CE |
| Most Valuable Properties in the USA                              | 3 hrs CE |
| Land Use Basics: What Goes Into Developing Land                  | 3 hrs CE |
| Know Before You Owe: Real Estate Financing Under New Regulations | 3 hrs CE |
| How Did Mortgage Financing Get Here?                             | 3 hrs CE |
| Behavioral Finance in the Real Estate Industry                   | 3 hrs CE |

**Dynasty School**

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| Residential Report Writing & Case Studies | 14 hrs CE |
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**Eastern CT Association of REALTORS, Inc.**

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| How Did Mortgage Financing Get HERE? | 3 hrs CE |
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**Greater Hartford Association of Realtors, Inc.**

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| 2013 CT Commercial Real Estate Conference | 3 hrs CE |
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**McKissock, LP**

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| 2012 – 2013 7-Hour National USPAP Update Course                  | 7 hrs CE  |
| 2012 – 2013 7-Hour National USPAP Update Course (on-line)        | 7 hrs CE  |
| Live Webinar: Intro to Regression Analysis for Appraisers        | 4 hrs CE  |
| Live Webinar: Intro to Residential Green Building for Appraisers | 4 hrs CE  |
| Live Webinar: REO & Short Sales Appraisal Guidelines             | 4 hrs CE  |
| General Appraiser Income Approach (on-line)                      | 60 hrs PL |

**Massachusetts Board of Real Estate Appraisers**

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| Methodology and Application of Sales Comparison (on-line) | 7 hrs CE |
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**A Professional Valuation & Real Estate School**

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| 2014 – 2015 7-Hour National USPAP Update Course | (Tabled) | 7 hrs CE |
| Mandatory 3 Hour Connecticut Appraisal Law*     | (Tabled) | 3 hrs CE |

It was moved by Commissioner Tetreault, Commissioner Rasmussen 2<sup>nd</sup>, and the motion carried unanimously to approve the above schools/courses as amended with the exception of the following courses: *2014 – 2015 7 Hour National USPAP Update Course* and *Mandatory 3 Hour Connecticut Appraisal Law (A Professional Valuation & Real Estate School)*

It was moved by Commissioner Tetreault, Commissioner Rasmussen 2<sup>nd</sup>, and the motion carried unanimously to table the following courses to September 2013: *2014 – 2015 7 Hour National USPAP Update Course* and *Mandatory 3 Hour Connecticut Appraisal Law (A Professional Valuation & Real Estate School)*

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

John Vincze, Director of the Connecticut Community College Real Estate Consortium, commended the Commission members for the work they do and also expressed his appreciation to Linda Kieft-Robitaille and Kelly Harvey for all their assistance.

### **ADJOURN**

It was moved by Commissioner Hagearty, Commissioner Parda 2<sup>nd</sup>, and the motion carried unanimously to adjourn the meeting at 10:10 a.m.

Respectfully submitted,

Robin Washbond  
Commission Secretary

**The next meeting of this Commission is scheduled for Wednesday, September 11, 2013 at 8:30 a.m. – Room 126**