

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
May 14, 2008**

The meeting of May 14, 2008 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. - 1st District)
Nicholas J. Tetreault (Cert. Gen. App - 3rd District)
Francis Buckley, Jr. (Cert. Gen. App. - 2nd District)
Sean T. Hagearty (Cert. Gen. App. - 2nd District)
Gerald Rasmussen (Cert. Gen. App. - 4th District)
Norris Hawkins (Public Member – 1st District)

Commission Members Absent: Fay Sheppard (Public Member – 4th District)
Russell Hunter (Public Member – 5th District)

Commission Vacancies: None

Commission Counsel Present: None

DCP Staff Present: Sallie R. Pinkney, Board Secretary
Timothy Keefe, Board Administrator,
Vicky Bullock, Principal Attorney
James McCann, Principal Attorney
Michele Erling, Real Estate Examiner

Public Present: Stephen Cappelletti Jeremy Stollman
Jim Kyle Paul Gorman
David Lebron Michael Calise
Thomas Luzzi Elliot Morales

Note: The administrative functions of this Commission are carried out by the Department of Consumer Protection, Real Estate Division. For information please call Timothy Keefe, Commission Administrator at (860) 713-6151 or visit www.ct.gov/dcp.

1. REVIEW MINUTES OF PREVIOUS MEETINGS

- a. Review Minutes of April 9, 2008. **It was moved by Commissioner Buckley, Commissioner Tetreault 2nd, and the vote carried to approve the minutes as amended.**

2. CONSIDERATION FROM LEGAL DIVISION – presented by Attorney Vickly Bullock

- a. Compliance Meeting results. **Attorney Bullock gave an overview of the Compliance Meeting results. It was moved by Commissioner Buckley, Commissioner Hagearty 2nd, and the vote carried to hold a formal hearing.**
- b. Final Decision Order re: Zayes vs Kilbride. **It was moved by Commissioner Tetreault, Commissioner Buckley 2nd, and the vote carried to enter into an executive session at 10:22 a.m.**

It was moved by Commissioner Hagearty, Commissioner Hawkins 2nd, and the vote carried to exit executive session at 10:56 a.m.

It was moved by Commissioner Buckley, Commissioner Hagearty 2nd, and the vote carried to direct DCP staff to draft the Final Decision Order (FDO), and reviewed by the Assistant Attorney General Alan Ponanski. The order is as follows:

**Suspend license for 3 months – effective 5/14/08 – 8/14/08;
Pay a Civil Penalty of Three Thousand Dollars (\$3,000.);
Take a 15 hour USPAP course & successfully complete**

3. CONSIDERATION FROM TRADE PRACTICE DIVISION

- a. CT Appraisers Examination Statistics Summary was reviewed and will be discussed at June's meeting.
- b. Copies of Candidate Bulletin was reviewed
- c. Comprehensive License Report Update was reviewed
- d. Appraisal Compliant Update was reviewed

4. CERTIFIEDP/ROVISIONAL APPRAISER LICENSEING REQUEST

- a. Holly A. MacPherson RSP.1474 seeking course credit for courses needing CAP approval. **No action required.**
- b. Lori A. Lawrynowicz RSP.1226 seeking extension of license and permission to continue testing for her RCR segmented scenario exam and license. **It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the vote carried allow her to take the exam, and extend her Provisional License for 2 years effective 2/24/08 – 2/24/10.**

- c. Ryan R. Reicher RSP.1675 seeking to “Stop the Clock” due to lack of work. . **It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the vote carried to Stop-The-Clock effective 5/14/08. Ryan has 15 months on record.**
- d. Glen Morgan RCR.1292 seeking to put a hold on his license due to medical reasons. **No Action Require.**
- e. Nancy Richmond RSP.1121 seeking a second six month extension to complete her log hours for the Segmented Scenario. **It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the vote carried to grant her an extension retroactive 10/10/07 – 10/10/09.**
- f. Mary Jane LeBlanc RSP.1146 seeking a retroactive one year extension of her license to complete her testing for the Segmented Scenario RCR license. **It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the vote carried to grant her an extension retroactive 12/9/07 – 12/0/09.**
- g. Paul Gorman RSP.1325 seeking 500 hours of equivalent log time for assessor’s work in the Trumbull Town Hall. **It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the vote carried to grant 500 hours of equivalent experience, and extend his Provisional License effective 6/08 – 6/10.**
- h. Joanne Lehning RSP.1143 seeking a second extension of her license in order to test for the Segmented Scenario RCR license. 6/2/2008 to 6/2/2009. **It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the vote carried to grant her an extension until 12/2/09.**
- i. Robert G. Reicher Sr. RSP.1678 seeking to “Stop the Clock” due to lack of work. **It was moved by Commissioner Rasmussen, Commissioner Tetreault 2nd, and the vote carried to stop-the-clock effective 5/18/08. Robert has 15 months on record.**
- j. Christopher Ranaudo RSP.1222 seeking a six month extension to complete testing for the RCR Segmented Scenario license. **It was moved by Commissioner Rasmussen, Commissioner Tetreault 2nd, and the vote carried to grant an extension retroactive 2/26/08 – 2/26/10.**
- k. Surinder Bharara RSP.1538 seeking to “Stop the Clock “on her license as she is not working in the industry at this time due to family obligations. **It was moved by Commissioner Rasmussen, Commissioner Buckley 2nd, and the vote carried to Stop-the-Clock on her Provisional License effective 5/14/08. Surinder has 2 year on the record.**

- l. Suzanne J. Young RSP.1272 seeking a one year extension of her license in order to complete the new educational requirements for the RCR license. **It was moved by Commissioner Rasmussen, Commissioner Hagearty 2nd, and the vote carried to grant Suzanne an extension from 5/6/08 – 5/6/10**
- m. Jeremy Stollman RSP.782 INACTIVE seeking permission for a new 12 month cycle of his Segmented Scenario application. **It was moved by Commissioner Buckley, Commissioner Tetreault 2nd, and the vote carried to grant him an extension retroactive 11/6/07 – 11/6/09, subject to completing a new license application.**
- n. Marie K. Morrissey RSP.1310 seeking a one year extension of her license in order to Complete 800 hours of her RCR Segmented Scenario log. **It was moved by Commissioner Hagearty, Commissioner Rasmussen 2nd, and the vote carried to grant a one (1) year extension effective 6/22/08 – 6/22/10.**
- o. Erkan Aydar RSP.1093 seeking to re-apply for his RSP license which has expired. He needs to complete 125 hours of CAP approved courses for his RCR license. **It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the vote carried to grant him an extension on his Provisional license effective 9/3/07 – 9/3/09.**
- p. David LeBron RSP.1014 seeking CREAC approval to enter the Segmented Scenario Program which expired on 12/31/2007. **It was moved by Commissioner Tetreault, Commissioner Hagearty 2nd, and the vote carried to grant an extension on his Provisional license retro active 12/7/07 – 12/7/09. He cannot be approved under the Segmented Scenario**
- q. Stephen Cappelletti RSP.1008 seeking CREAC permission to take the RCR Segmented Scenario exam for a fifth time. **It was moved by Commissioner Rasmussen, Commissioner Tetreault 2nd, and the vote carried to allow him to take the RCR exam again subject to him taking a prep course, retroactive 12/7/07 – 12/7/09**
- r. Colin Campbell RSP.1542 seeking to “Stop the Clock“on his license. **It was moved by Commissioner Tetreault, Commissioner Hagearty 2nd, and the vote carried to Stop-the-Clock on his Provisional license effective 5/14/08. Colin has 2 years & 4 months on record.**
- s. Charlene Stevens RSP.1270 seeking a one year retroactive extension of her license to run from 4/24/2008 to 4/30/2009 in order to complete her log of hours for the RCR Segmented Scenario program. **It was moved by Commissioner Tetreault, Commissioner Hagearty 2nd, and the vote carried to grant her an extension effective 4/30/08 – 4/30/10.**

- t. Patricia D. Curry RSP.961 seeking a retroactive one year extension of her license to run from 12/19/2007 to 12/19/2008 in order to complete her RCR Segmented Scenario log requirements. **It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the vote carried to grant her a extension retroactive 12/19/07 - 12/19/09**
- u. Paul Champagne RCG.117 looking to reinstate his license within the two year reinstatement period. He is seeking CE equivalency for the 2004-2006 CE cycles with regard to his attendance at the 2005-2006 mid-year meetings of the CRE. **It was moved by Commissioner Tetreault, Commissioner Buckley 2nd, and the vote carried to grant him an equivalency towards his continuing education credit for 2006.**
- v. Elizabeth Silver RSP.1145 seeking a one year retroactive extension on her license to run from 12/9/2007 to 12/9/2008 in order to complete her log hours for the RCR Segmented Scenario. **It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the vote carried to grant her an extension until 12/9/09.**

It was moved by Commissioner Rasmussen, Commissioner Hagearty 2nd, and the vote carried to add agenda items 4, x & y to the agenda.

- w. Thomas Luzzi RCR 318 – Filed a new application, and submitted his 2006-2008. **The Commission instructed Thomas to complete a new application, and forward the CE Certificate to DCP**
- x. Michael Calise – seeking an extension to submit his new reports. **It was moved by Commissioner Tetreault, Commissioner Hagearty 2nd, and the vote carried to grant him 6 months to submit his Reports.**

5. NEW BUSINESS

- a. Press Release: Office of the New York State Attorney General Agreement with Fannie Mae, Freddie Mac and OFHEO was reviewed
- b. Home Valuation Code of Conduct was reviewed
- c. Home Value Protection Program & Cooperation Agreement was reviewed
- d. **It was moved by Commissioner Tetreault, Commissioner Buckley 2nd, and the vote carried to request DCP Legal Staff to launch a Legislative change on the Provisional License to extend the license for six years.**

6. APPROVED REAL ESTATE APPRAISAL SCHOOL/COURSE APPLICATIONS

- a. **LeMay School of Real Estate School Application**
 - i. USPAP 2008 -2009 7 hours CE

- b. **Appraisal Institute**
 - i. Business Practice & Ethics 7 hours CE
 - ii. Marshall & Swift Residential Cost Training 10 hours CE online
 - iii. Residential Site Valuation/Cost Approach 15 hours CE/PL online
 - iv. Residential Report Writing Case Study 15 hours CE/PL online
 - v. Apartment Appraisal 16 hours CE/PL online

- c. **American Society of Farm Managers & Rural Appraisers, Inc**
 - i. Requirements of UASFLA 22 hours CE
 - ii. General Market Analysis/ Highest Best 30 hours CE/PL

- d. **McKissock, LP**
 - i. USPAP 2008-2009 7 hours CE
 - ii. Even Odder 7 hours CE
 - iii. REO & Foreclosures 5 hours CE
 - iv. Introduction to Green Bld for Appraisers 2 hours CE
 - v. The Art of Addenda 4 hours CE

- e. **CT Chapter Appraisal Institute**
 - i. Valuation Issues which are Tax Appeal 2 hours CE

- f. **Professional Business Institute**
 - i. Commercial Real Estate 8 hours CE
 - ii. Principles of Construction Lending 15 hours CE
 - iii. Mandatory CT RE Appraisal Law 3 hours CE

- g. **Mass Board of Real Estate Appraisers**
 - i. FHA& VA Appraisal Basics 7 hours CE
 - ii. General Site Valuation/Cost Approach 28 hours CE/30 Hours PL
 - iii. Sales comparison Approach 7 hours CE
 - iv. General Site Valuation & Cost Approach 28 hours CE
 - v. Residential Cost Approach 7 hours CE
 - vi. Mortgage Fraud: 7 hours CE
 - vii. Introduction to Commercial Appraisal 3 hours CE online
 - viii. Foreclosures 3 hours CE online
 - ix. Income Approach: An Overview 7 hours CE

- h. **Career WebSchool**
 - i. Res.Sales Comparison & Income Approach 30 hours PL

It was moved by Commissioner Rasmussen, Commissioner Buckley 2nd, and the vote carried to approve the school/course application submitted for May, 2008.

7. **ADJOURN**

It was moved by Commissioner Hagearty, Commissioner Buckley 2nd, and the vote carried to adjourn the meeting at 11:00 a.m.

Respectfully submitted,

Sallie Pinkney
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, June11, 2008 in Room 126