

**(DRAFT)**  
**STATE OF CONNECTICUT**  
**DEPARTMENT OF CONSUMER PROTECTION**  
**CONNECTICUT REAL ESTATE APPRAISAL COMMISSION**  
**Minutes of Meeting**  
**April 8, 2009**

The meeting of April 8, 2009 was called to order by Christopher Italia, Chairman at 8:35 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)  
Gerald Rasmussen (Cert. Gen. App. - 4<sup>th</sup> District)  
Norris Hawkins (Public Member – 1<sup>st</sup> District)

Commission Members Absent:

Commission Vacancies: Two Public Members

Commission Counsel Present: None

DCP Staff Present: Sallie R. Pinkney, Board Secretary  
Timothy Keefe, Board Administrator,  
Vicky Bullock, Principal Attorney

Public Present: Robert Champagne                      Jim Kyle  
Rob Clermont                                      Nora King  
Nora King    Hal Pollock  
Donna Delieto

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

**1. REVIEW MINUTES OF PREVIOUS MEETINGS**

- a. The Minutes of Meeting of March 11, 2009 were reviewed and amended. **It was moved by Commissioner Tetreault, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to approve the Minutes as amended.**

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

- a. None

**3. CONSIDERATION FROM TRADE PRACTICE DIVISION**

- a. Handout, PSI Connecticut Appraiser Examination Statistics Summary was reviewed
- b. Handout, 2006-2008 CE Audit Update was reviewed
- c. Handout, Credential Count by Status was reviewed
- d. Handout, Appraisal Complaint Update was reviewed
- e. Complaint #2008-8337 was given to Commissioner Hagearty for review of the respondent's work.

**2. APPRAISER LICENSING**

- a. Robert Champagne, RCR.1515, CREAC to bring in RCG report samples. **It was moved by Chairman Italia, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to reject the report samples submitted. The Chairman recommended Mr. Champagne to rework the Income Approach of the current samples or Submit new samples using the current USPAP guidelines.**
- b. Jean Piazza, RSP.844, 4 samples from her log was selected.

**3. CONTINUING EDUCATION 06-08 CE AUDIT APPEALS & AGREEMENTS**

- a. Vincent S. Maniscalco, RCG.390, paid \$300, consent agreement signed.
- b. David Domnarski, RCG.162, paid \$300, consent agreement signed.

**4. NEW BUSINESS**

- a. Handout from the Appraisal Foundation USPAP Q & A March 2009 was reviewed.
- b. Handout from the AQB Board on Graduate Degree Equivalency for the new course curriculum was reviewed.
- c. Handout from the AQB Board re: what has been going on with the various versions of the PSI exams and the test questions?

**5. OLD BUSINESS**

- a. Donna Dileto owner of PBI Real Estate School was ordered to appear before the Commission to discuss the delayed delivery of course certificates and the final exam of Appraisal I which was reported to be a trip to the town hall. **Ms. Dileto explained the tardiness of course certificates due to a special circumstance. She further explained that the trip to town hall was a hand on project for appraiser students.**

**6. SCHOOL AND COURSE APPLICATIONS FOR April 8, 2009**

- a. **American Society of Appraisers**
  - i. School Application approved
  - ii. National USPAP 15 hours PL
  
- b. **McKissock, LP**
  - i. Income Capitalization 7 hours CE
  - ii. Made In America 7 hours CE
  
- c. **A Professional Valuation & Real Estate School**
  - i. Environmental Issues 3 hours CE
  
- d. **Appraisal Institute**
  - i. Residential Report Writing & Case Studies 15 hours CE/PL
  - ii. Regulatory Update 2009 Issues & Answers 2 hours CE
  
- e. **Dynasty School**
  - i. Real Estate Appraisal
    - Principal 30 hours PL
    - Procedures 15 hours PL
    - Principal/Procedure 18 hours CE

**It was moved by Chairman Italia, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to add agenda items d, ii to the agenda.**

**It was moved by Commissioner Hagearty, Commissioner Buckley 2<sup>nd</sup>, and the vote carried to add agenda items e, I to the agenda.**

**It was moved by Commissioner Tetreault, Chairman Italia 2<sup>nd</sup>, and the vote carried to approve the schools submitted by DCP on April 8, 2009.**

**7. COMMENTS/CONCERNS OF ANY PERSON PRESENT**

- a. Nora King, Rob Clermont, and Hal Pollock appeared before the Commission to express their concerns re:
  - i. Appraisal Management companies pressuring Appraisers to appraise properties and a higher value than the actual worth.
  - ii. The misrepresentation of appraisal fees to the consumer.

**8. ADJOURN**

- a. **It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, and the vote carried to adjourn the meeting at 10:58 a.m.**

Respectfully submitted,

Sallie Pinkney  
Commission Secretary

**The next meeting of this Commission is scheduled for Wednesday, INPUT DATE, 2008 in Room 126**