

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
May 12, 2010**

The meeting of 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 - 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)
John Parda (Public Member – 5th District)

Commission Members Absent: None

Commission Vacancies: One (1) Public Member

Commission Counsel Present: None

DCP Staff Present: Sallie R. Pinkney, Board Administrator
Linda Keift-Robitalle, Real Estate Examiner
Vicky Bullock, Principal Attorney
Linda Roberts, Executive Assistant

Public Present: Daniel J. Redner Christopher Rinaldo
Shauna O'Neil

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. The Minutes of Meeting of April 14, 2010 were reviewed. **It was moved by Commissioner Buckley, Chairman Italia 2nd, and the vote carried to approve the Minutes as amended.**

2. CASES FOR REVIEW

- a. 2010-43 (small retail strip) **Commissioner Buckley will review the file.**

3. APPLICATIONS FOR APPROVAL

- a. Ranaudo, Christopher RCR applicant logs submitted for approval, **selected.**
- b. Redner, Daniel, RCR applicant logs submitted for approval, **selected.**

4. REQUESTING EQUIVALENT CONTINUING EDUCATION CREDIT

- a. Musnuff, John RCG. 11hrs. credit for attached courses (total of 30.5hrs.) **It was moved by Chairman Italia, Commissioner Buckley 2nd, and the vote carried to grant him 11 hours of equivalent credit.**
- b. Kieft-Robitaille, Linda M. 4hr. continuing education credit for zoning enforcement course work. **It was moved by Chairman Italia, Commissioner Hawkins 2nd, and the vote carried to grant her 4 hours of equivalent credit.**

5. LEGAL

- a. Formal Hearings
 - i. Docket # 2009-3706 – **It was moved by Chairman Italia, Commissioner Hagearty 2nd, and the vote carried to charge a civil penalty in the amount of One Thousand Dollars (\$1,000) with a payment plan to start July 1, 2010; take 28 hours of Appraisal education to include 15 & 7 hours of USPAP, 3 hours of Appraisal Law. and submit quarterly appraisal samples with reports for 12 months ending on 5/12/2011. Respondent voluntarily agreed not to renew his license for a period of 60 days effective May 12, 2010.**
 - ii. Docket # 2008-9492- formal hearing on 6/9/2010
 - iii. Docket # 2008-8252 – formal hearing on 6/9/2010
 - iv. Docket # 2010-297 – **It was moved by Commissioner Buckley, Commissioner Tetreault 2nd, and the vote carried to deny the waiver request.**

It was moved by Commissioner Hagearty, Commissioner Hawkins 2nd, and the vote carried to add Docket 2009-5627 (agenda item 6: a,v) to the agenda.

- v. Docket #2009-5627 – **It was moved by Commissioner Tetreault, Commissioner Parda 2nd, Commissioners Hagearty, Hawkins, Parda, and Tetreault voted to propose a civil penalty in the amount Seven Hundred, and Fifty Dollars (\$750.00), and licensee must take the 15 hour USPAP course. If licensee refuses the proposal he must appear at the June meeting for a formal hearing. Commissioners Buckley and Rasmussen opposed the vote, the vote carried.**

6. OLD BUSINESS

- a. Correspondence re: Civil Penalties for CE Audit. The Commission Members would like to see the civil penalties start at One Thousand dollars (\$1,000.)

7. SCHOOL AND COURSE APPLICATION FOR MAY 2010

a. American Society of Farm Managers & Rural Appraisers Inc.

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|---|---------------------|
| i. Cost Approach for General Appraisers | 30 hrs PL 18 hrs CE |
| ii. Income Approach for General Appraisers | 30 hrs PL 18 hrs CE |
| iii. Appraising Agricultural Land in Transition | 8 hrs CE |
| iv. Minerals Appraisal Seminar | 8 hrs CE |
| v. Expert Witness Preparation & Testimony | 8 hrs CE |
| vi. Tax Implications of Real Estate | 16 hrs CE |

b. Massachusetts Board of Real Estate Appraisers

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|---|----------|
| i. Foreclosures online | 3 hrs CE |
| ii. Income Approach: An Overview online | 7 hrs CE |
| iii. Intro to Commercial Appraisal online | 3 hrs CE |
| iv. Residential Cost Approach | 7 hrs CE |
| v. Sales Comparison Approach | 7 hrs CE |

c. McKissock, LP

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|---|------------------|
| i. Residential Report Writing & Case Studies | 15 hrs PL |
| ii. Residential Appraiser Site Val/Cost Approach | 15 hrs PL online |
| iii. Appraising/Analyzing Retail Shopping Centers for Mortgage Underwriting | 7 hrs CE online |

- d. **Appraisal Institute**
 - i. Appraisal Curriculum Overview Residential 8 hrs CE
 - ii. Appraisal Curriculum Overview General 15 hrs CE
 - iii. Whatever Happened to Quality Assurance in Residential Appraisals 7 hrs CE
- e. **Dynasty School**
 - i. FHA & VA Appraisal Basics online 7 hrs CE
- f. **ValueSearch Educators**
 - i. Mandatory Law Update Webinar 3 hrs CE

It was moved by Commissioner Rasmussen, Commissioner Tetreault 2nd, and the vote carried to approved the course as presented by DCP

Chairman Italia moved to add the ValueSearch Education course application to the agenda (item 9, f), and approve the Webinar for one year, Commissioner Tetreault 2nd, and the vote carried.

8. ADJOURN

- a. **It was moved by Commissioner Hagearty, Commissioner Hawkins 2nd, and the vote carried to adjourn the meeting at 10:30 a.m.**

Respectfully submitted,

Sallie Pinkney
Board Administrator

The next meeting of this Commission is scheduled for Wednesday, June 9, 2010 in Room 126