

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
October 10, 2007**

The meeting of October 10, 2007 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)
Russell Hunter (Public Member – 5th District)
Gerald Rasmussen (Cert. Gen. App. - 4th District)
Norris Hawkins (Public Member – 1st District)
Fay Sheppard (Public Member - 4th District)

Commission Members Absent: Sean T. Hagearty (Cert. Gen. App. - 2nd District)

Commission Vacancies: None

Commission Counsel Present: None

DCP Staff Present: Sallie R. Pinkney, Board Secretary
Timothy Keefe, Real Estate Examiner
Lauren Rubino, Real Estate Supervisor
Vicky Bullock, Esq. Legal Division

Public Present:

Ellen Silverstein	Mark Bates
Jim Kyle	Alexis Chase
Hal Pollock	Karen Fountain
Terry Martin	Lori Lenghi
Lewis Meriwether	David Fugitt

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, Real Estate Examiner and Real Estate Appraisal Commission Administrator, at (860) 713-6151 or visit www.ct.gov/dcp.

1. REVIEW MINUTES OF PREVIOUS MEETINGS

- a. The Minutes of Meeting from September 12, 2007 was reviewed. **Com. Gerald Rasmussen motioned to approve the amended Minutes. Com. Nick Tetreault 2nd, and the vote carried unanimously.**

2. NEW COMMISSION MEMBER

- a. Faye Sheppard was sworn in as Public Member from the 4th District to become a CT Real Estate Appraisal Commission Member by DCP Attorney Vicky Bullock

3. LEGAL DIVISION

- a. Settlement Agreement In the Matter of Karen Hill – Johnson; Docket No. 2006-2808 was reviewed and signed by Chairman Christopher Italia.
- b. A continuing education complaint In the Matter of Wayne P. Fluskey; Docket No. 2007-140 was to be presented. Mr. Fluskey did not to appear. **Com. Francis Buckley motioned to revoke his license. Com. Russ Hunter 2nd, and the vote carried unanimously.**

4. APPRIASAL COMPLAINT UPDATE

- a. The CT Real Estate Appraisal Commission Complaint Status Report for October, 2007 was reviewed. There were 8 closed complaints, and 17 open complaints.
- b. Appraisal CE Audit for 2004-2006 Settlement Agreements update was reviewed. Six respondents still have outstanding balances, and have been referred to the legal division.

5. CONSIDERATIONS FROM TRADE PRACTICE

- a. Alexis S. Chase.RCG applicant - CREAC to review log & samples. **Com. Gerald Rasmussen motioned to approve her application. Com. Francis Buckley 2nd, and the vote carried unanimously.**
- b. Ellen E. Silverstein,RCG applicant - CREAC to review log & discuss samples. **Com. Gerald Rasmussen motioned to approve her application. Com. Norris Hawkins 2nd, and the vote carried unanimously.**
- c. David P. Fugitt, RCG applicant - CREAC to review log & samples. **The Commission recommended Mr. Fugitt present 5 new samples using the USPAP guidelines, and obtains guidance in completing the samples. He should return the samples to CREAC in January, 2008.**
- d. Edward Sulik, RCR applicant - CREAC to review additional requested samples. **Com. Gerald Rasmussen motioned to approve his application. Com. Nick Tetreault 2nd, and the vote carried unanimously.**

- e. Nancy Richmond, RSP 1121 - seeking a one year extension on Provisional License. **Com. Gerald Rasmussen motioned to grant her a 6 month extension on her Provisional License. Com. Nick Tetreault 2nd, and the vote carried unanimously**
- f. Deborah Gedney - request CREAC to discuss the four year provisional time limit. **Tim Keefe will investigate the Regulations and the possibility of expanding the four years.** Chairman Italia request that CREAC members think about the possibility of having the Provisional Licensee period be extended to six years.
- g. Robert Clermont – email for CREAC edification. **No action required**
Com. Nick Tetreault motioned to add items 6 h-l to the agenda. Com. Francis Buckley 2nd, and the vote carried unanimously
- h. Lewis Merriwether, RSP - need samples/logs reviewed. **The Commission would like to see a more detailed reporting procedure written within self contained reports.**
- i. Karen Fountain –need samples/logs reviewed she has her education for segmented, would like to sit for the exam. **CREAC requested she present current samples and logs or apply for a Provisional License.**
- j. Karen Zavaglia – requesting CREAC to review her samples/logs. No action required.
- k. Lori Longhi – **Com. Nick Tetreault motioned to approve her application for RCG.. Com. Francis Buckley 2nd, and the vote carried unanimously.**
- l. Ann Cameron- seeking equivalency for continuing education. **Com. Francis Buckley motioned to grant her 10 hours of CE. Com. Nick Tetreault 2nd, and the vote carried unanimously.**

6. NEW BUSINESS

- a. American Society of Farm Managers and Rural Appraisers, Inc. information on their Education Program was reviewed.
- b. Chairman Italia reported that an Appraisal company's MAI's can share supervision of Provisional providing the ratio is OK, however all cases must come before the Commission, be approved on a case-by-case basis.
- c. Chairman Italia reported that the segmented Provisional Appraisers does not have to take the test in order to freeze their education. Previously the Commission connected the education and exam together, however after discussion with Jenny Tidwell the two can be viewed separately. **Chairman Christopher Italia motioned to de-link the test and education requirement with regards to the segmented approach. Com. Nick Tetreault 2nd, and the vote carried unanimously.**

7. SCHOOL AND COURSE APPLICATION FOR October 10, 2007

- a. Appraisal Institute**
 - i. Condominiums, Co-Ops, and PUDs Online 7 Hours CE
 - ii. Cool Tools: New Tech for RE Appraisers online 7 Hours CE
 - iii. Residential Market Analysis & Highest & Best Use 15 Hours PL

- b. Appraisal & Real Estate School of Connecticut**
 - iv. Real Estate at Auction Online 3 Hours CE
 - v. Mortgage Fraud: A Dangerous Business Online 7 Hours CE
 - vi. Foreclosures Online 3 Hours CE
 - vii. Calculating Gross Living Area 3 Hours CE
 - viii. The Appraisal Process: Principles & Val Tech 7 Hours CE
 - ix. Residential Construction Development 3 Hours CE
 - x. Residential Narrative Appraisal Report Writing 4 Hours CE
 - xi. Mandatory RE Appraisal Update 3 Hours CE
 - xii. Understanding Fannie Mae Guidelines 4 Hours CE

- c. Connecticut Real Estate Academy**
 - xiii. Revaluation of Real Estate 3 Hours CE

- d. Dynamic Directions, Inc.**
 - xiv. Current Issues in Real Estate II 3 Hours CE
 - xv. Appraised Property Value: Fact Or Fiction 3 Hours CE

- e. McKissock LP**
 - xvi. Appraisal Subject Matter Electives Online 20 Hours PL
 - xvii. Environmental Pollution and Mold 2 Hours CE
 - xviii. The Evolution of Finance & The Mortgage Market 4 Hours CE
 - xix. Statistics, Modeling & Finance 15 Hours PL
 - xx.

- f. Middlesex Shoreline Real Estate School**
 - xxi. Current Issues in Real Estate II 3 Hours CE

- g. Midstate Business & Real Estate Training Center**
 - xxii. Mortgage Fraud Online 7 Hours CE

- h. Real Estate Consortium of CT Community Colleges**
 - xxiii. Current Issues in Real Estate II 3 Hours CE

- i. The Dares Institute**
 - xxiv. Mandatory Real Estate Appraisal Law Update 3 Hours CE

- j. The Northern Fairfield County Association of Realtors**
 - xxv. Current Issues In Real Estate II 3 Hours CE

Com. Nick Tetreault motioned to approve all the above schools subject to CAP approval for the Pre-Licensing Course (a iii, e i & v). Com. Russ Hunter 2nd, ant the vote carried unanimously.

8. **ADJOURN**

Com. Gerald Rasmussen motioned to adjourn the meeting at 11:a.m. Com. Nick Tetreault 2nd, and the vote carried unanimously.

Respectfully submitted,

Sallie Pinkney
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, November 14, 2007 in Room 126