

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
January 9, 2008**

The meeting of January 9, 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. - 1sr District)
Francis Buckley, Jr. (Cert. Gen. App. - 2nd District)
Sean T. Hagearty (Cert. Gen. App. - 2nd District)
Russell Hunter (Public Member – 5th District)
Fay Sheppard (Public Member – 4th District)
Nicholas J. Tetreault (Cert. Gen. App - 3rd District)

Commission Members Absent: Norris Hawkins (Public Member – 1st District)
Gerald Rasmussen (Cert. Gen. App. - 4th 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: Michael Calise Peter Carbutti
Andrew Carbutti Timothy Birtues
Hal Pollock Elaine Hill
Michelle Gamache Dalton Sir
Karen Lind Jim Kyle
Ronnie Draper Stephen Olvany
Henry S. Harrison

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. Minutes of Meeting from November 12, & December 10, 2007 were reviewed. **Commission Member Francis Buckley motioned to accept the minutes as amended. Commission Member Fay Sheppard 2nd, and the vote carried unanimously.**

2. CONSIDERATIONS FROM LEGAL DIVISION – presented by Attorney Vicky Bullock

- a. Edward Lucvinko – Consent agreement for signature by Chairman Italia. **The Commission request that he appear at the next meeting, along with his sponsor.**
- b. Settlement Agreement In the Matter of Steven Olvany RCG.984 to discuss 2004-2006 CE audit fine. **Commission Member Nick Tetreault motioned to approve a payment plan (\$350. payable on 2/1/08; \$250 every month thereafter; and payment paid in full by 7/30/08). Commission Member Russ Hunter 2nd, and the vote carried unanimously.**
- c. Complaint In the Matter of Patrick LaBella – Docket No. 2006-2747. **Commission Member Francis Buckley motioned to revoke his license. Commission Member Sean Hagearty 2nd, and the vote carried unanimously.**

3. CONSIDERATIONS FROM TRADE PRACTICE DIVISION – presented by Timothy Keefe

- a. Edward Lucvinko – seeking CE equivalency for teaching various appraisal courses. **Item tabled, Edward and his sponsor should appear before CREAC.**
- b. Ron Draper – requesting extension on his RSP license. **Commission Member Buckley motioned to grant him an extension effective 7/30/07 - 4/30/09 . Commission Member Hagearty 2nd, and the vote carried unanimously.**
- c. Robert Przybylowicz, Jr. – requesting to take the Appraisal Exam a 5th time. **Passed, No Action Required.**
- d. Kenneth Goldberg – Commission to review education for RCG application. **Item tabled, Edward and his sponsor should appear before CREAC.**
- e. Benjamin Baldwin – Commission to review samples & logs for RCG application. **Commission Member Buckley motioned to approve his application. Commission Member Tetreault 2nd, and the vote carried unanimously.**
- f. Peter Carbutti – Commission requested him to appear to discuss his log & samples for his RCG application. **The Commission request that he submit new commercial logs with specific hours. How ever he can take the exam. LISTEN TO TAPE**
- g. Michelle B. Gamache – Commission to review log & samples for RCG application. **Commission Member Hagearty motioned to approve her application. Commission Member Hunter 2nd, and the vote carried unanimously.**

- h. Dalton Lis RSP.769 – requesting an extension on his license and a 5th opportunity to take the appraisal RCR exam. **Commission Member Hagearty motioned to extent her license until 4/30/08, and allow her to take the exam for a 5th time. Commission Member Tetreault 2nd, and the vote carried unanimously.**
- i. Karen Lind RSP.1022 – requesting a 6 month extension on her license. **Commission Member Buckley motioned to grant her an extension until 4/30/08. Commission Member Hunter 2nd, and the vote carried unanimously.**
- j. Sharon Cigrang RSP.987 – requesting a 6 month extension on her license. **Commission Member Tetreault motioned to grant her a 6 month extension. Commission Member Hagearty 2nd, and the vote carried unanimously.**
- k. Paul Peluchette RSP.1164 – requesting a retroactive extension on his license. **Commission Member Tetreault motioned to grant her an extension until 4/30/08. Commission Member Buckley 2nd, and the vote carried unanimously.**
- l. Susan M. Abramowicz RSP.1005 – requesting a retroactive extension on her license. **Commission Member Buckley motioned to grant her an extension effective 7/28/07 until 7/28/08. Commission Member Tetreault 2nd, and the vote carried unanimously.**
- m. Emily Dering RSP.1157 – requesting a six month extension on her license. **Commission Member Hunter motioned to grant her an extension until 9/8/08. Commission Buckley 2nd, and the vote carried unanimously.**
- n. Mary Parravani RSP.1522 – requesting to retroactively stop-the-clock on her license effective 2/9/2007. **Commission Member Tetreault motioned to stop-the-clock on her license effective 2/9/07. Commission Member Hagearty 2nd, and the vote carried unanimously.**
- o. Michael Calise – Commission to review log & samples for RCG. **Commission Member Hunter motioned that Mr. Calise should submit new logs & samples that meet the 2008 USPAP requirement, and reappear before the Commission in 3 months. Commission Member Buckley 2nd, and the vote carried unanimously.**
- p. Thomas Luzzi – RCR 318,
- q. Robert J. Testo, Jr. – RCR 535
- r. Lynn M. Harrington – RSP 1288
Commission Member Hagearty motioned to revoke the license of Thomas Luzzi, Robert J. Testo, Jr., and Lynn m. Harrington (agenda item 3, p, q, & r) for Failure to complete 2006 Appraiser Continuing Education requirement. Commission Member Buckley 2nd, and the vote carried unanimously.
- s. Alison Jenkins - No action taken

4. APPRAISAL INVESTIGATION UPDATE

- a. Appraisal Complaint Status Report was distributed and reviewed.
- b. 2004-2006 Appraisal CE Audit update was distributed and reviewed.

5. NEW BUSINESS

- a. Commission Members Sean Hagearty, Francis Buckley, Nicholas Tetreault, and Russell Hunter were sworn in by Attorney Vicky Bullock.

6. OLD BUSINESS

- a. The Provisional Appraisal four year time limit report was postponed until next month. Commission Member Gerald Rasmussen will present.

7. APPRAISAL COMMISSION COMPREHENSIVE LICENSE REPORT

- a. Credential Count by Status report was distributed and reviewed.

8. APPROVED REAL ESTATE APPRAISAL COURSE APPLICATIONS FOR 01/08

- a. **American Society of Farm Managers & Rural Appraisers, Inc.**
 - i. Dairy Facility Appraising – Denied due to lack of information
 - ii. ASFMRA 78th Annual Convention – Denied due to lack of information
 - iii. Practical GPS/GIS Navigation – 3 hours CE approved
- b. **Appraisal Institute**
 - i. An Introduction to Valuing Green Buildings – 7 hours CE approved
- c. **Connecticut Association of Home Inspectors**
 - i. Septic Systems Designs – 2 hours CE approved
- d. **Dynasty School**
 - i. Residential Market Analysis & Highest & Best Use – 15 hours CE/PL approved
 - ii. Residential Sales Comparison & Income Approaches – 18 hours CE/30 hours PL approved
 - iii. Residential Site Valuation & Cost Approach – 15 hours CE/PL approved
- e. **Massachusetts Board of Real Estate Appraisers**
 - i. Mastering Unique & Complex Property Appraisal 18 hours CE/20 hours PL approved
 - ii. Fair Lending Seminar – 7 hours CE approved
 - iii. 2008-2009 National USPAP – 15 hours PL approved
- f. **McKissock, LP**
 - i. Mortgage Fraud: Protect Yourself – 7 hours CE approved

g. New Haven Real Estate School

- i. Real Estate for the 55+ Crowd – Denied due to lack of information**

Commission Member Tetreault motioned to approve school course application submitted in January of 2008 subject to CAP approval. Commission Member Buckley 2nd, and the vote carried unanimously.

9. COMMENTS AND CONCERNS OF ANY PERSON PRESENT

- a. Henry Harrison shared information regarding the process of Appraisal School/Course application approval. He stated that the Appraisal Foundation is unhappy with the overall process. They would like to be considered a primary school, and all other schools that purchase course materials from them should be considered a secondary school.**

10. ADJOURN

- a. Commission Member Tetreault motioned to adjourn the meeting. Commission Member Hagearty 2nd, and the vote carried unanimously. The meeting adjourned at 11:30 a.m.**

Respectfully submitted,

Sallie Pinkney
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, February 13, 2008 in Room 126