

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
January 26, 2011**

The meeting of was called to order by Christopher Italia, Chairman at 8:30 A.M. in Room 101 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)
Sean T. Hagearty (Cert. Gen. App. - 2nd District)
Norris Hawkins (Public Member - 1st District)
Gerald Rasmussen (Cert. Gen. App. - 4th District)
John Parda (Public Member - 5th District)

Commission Members Absent: Francis Buckley, Jr. (Cert. Gen. App. - 2nd District)

Commission Vacancies: One Public Member

Commission Counsel Present: None

DCP Staff Present: Howard Osden, Board Secretary
Linda Kieft-Robitaille, Real Estate Examiner
Vicky Bullock, Principal Attorney

Public Present: Jonathan Jaeger
Stephen Cappelletti

Note: The administrative functions of this Commission are carried out by the Department of Consumer Protection, Real Estate Division. For information please call Howard Osden, Board Secretary at (860) 713-6139 or visit www.ct.gov/dcp.

Chairman Italia called the meeting to order at 8:30 AM.

1. REVIEW MINUTES OF PREVIOUS MEETINGS

- a. Review Minutes of Meeting of December 15, 2010.

Commissioner Rasmussen requested the minutes be amended to reflect that he had abstained from voting on the motion concerning the applicant Rebecca Leeds, of Cushman & Wakefield. It was moved by Commissioner Tetreault, Commissioner Hagearty 2nd, to approve the Minutes as amended, and the motion was passed unanimously.

2. NEW MEMBER

- a. Swearing In New Commission Member Kathleen Kelly Zabel.

Marked over until 3/9/2011

3. LEGAL

- a. Kose, Necemettin RSP – Continuing Education Audit.

Attorney Bullock advised the Commission that Mr. Kose had complied with the Commission's December 2010 ruling, in that he completed the 7 hour USPAP course and had paid the \$75 penalty before 1/15/2011, as required, and is in the process of finding a sponsor.

4. NEW BUSINESS

5. OLD BUSINESS

- a. Real Estate Examiner Kieft-Robitaille presented the final report on ASC Compliance Review.

Attorney Bullock advised the Commission that the main issue having been the passing of necessary legislation, that in view of the law having been passed, there should not be an issue going forward in the next review. Examiner Kieft-Robitaille noted that all those that the ASC needed to come into compliance have done so.

- b. Status of Regulations

Attorney Bullock advised that, while the Regulation review revealed some need for changes, that the changes have been made and that the new Regulations were delivered to the Secretary of States office on January 5th. Attorney Bullock advised that the new Regulations will be posted on the web site as soon as they are available.

6. APPLICATIONS FOR APPROVAL

- a. Jaeger, Jonathan RCG – applicant re-submitting samples for approval, as requested by the Commission, including a sample of a mixed use property and a sample using all three approaches, including the cost approach.

It was moved by Commissioner Rasmussen, Commissioner Hagearty 2nd, and the motion carried unanimously to approve his samples subject to their being signed.

- b. Cappelletti, Stephen RSP (expired) – applicant seeking extension of RSP license.

It was moved by Chairman Italia, Commissioner Hagearty 2nd, and the motion carried unanimously to approve Mr. Cappelletti for an extension of his RSP license through 12/31/2011.

Mr. Cappelletti was advised that he needs the new USPAP course, and must bring his course work up to 200 hours under the new matrix. It was also recommended that he take an examination prep course from a more established school, that he might find live courses more beneficial to him than on-line courses, the he would benefit by joining an association for advice, and that he should reinstate his lapsed RSP on or after February 1, 2011.

- c. Pitcher, Charles RCG – (not present) looking for guidance regarding reinstatement.

Applicant had sought reinstatement of his license, lapsed in 2003, and having been advised he would have to start over again with a new application, show course work, show a log, and take the exam again, did not understand that that was what was required. He had requested to appear before the Commission today for advice on how to go forward.

7. SCHOOL AND COURSE APPLICATIONS

a. Appraisal Institute

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| i. Basic Appraisal Principles | 30 hours PL |
| ii. Basic Appraisal Procedures | 30 hours PL |
| iii. Residential Sales Comparison and Income Approach | 30 hours PL |
| iv. Residential Site Valuation and Cost Approach | 15 hours PL |
| v. Residential Report Writing and Case Studies | 15 hours CE |

b. Appraisal University

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| i. Retail Center Analysis for Financing (online) | 7 hours CE |
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c. Career WebSchool, a d.b.a. of Cengage Learning Inc.

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| i. Statistics, Modeling and Finance (online) | 15 hours PL |
| ii. Statistics, Modeling and Finance (online) | 14 hours CE |

d.	CT Chapter of the Appraisal Institute	
	i. 2011 CT Economic Outlook	2 hours CE
	ii. A Blizzard of Appraisal Regulations	2 hours CE
	iii. Problems in Residential Appraising	2 hours CE
	iv. Residential Appraisal Update: Staying Competent in a New Decade	4 hours CE
e.	CCIM Institute	
	i. CI 101: Financial Analysis for Commercial Investment Real Estate (renewal)	18 hours CE
	ii. CI 102: Market Analysis for Commercial Investment Real Estate (renewal)	18 hours CE
	iii. CI 103: User Decision Analysis for Commercial Investment Real Estate (renewal)	18 hours CE
	iv. CI 104: Investment Analysis for Commercial Investment Real Estate (renewal)	18 hours CE
	v. Introduction to Commercial Investment Real Estate Analysis (renewal)	12 hours CE
f.	Connecticut Real Estate Academy	
	i. Connecticut Foreclosure Law and Short Sales (renewal)	3 hours CE
	ii. Environmental Issues In Your Real Estate Practice (renewal)	3 hours CE
	iii. Green Products and Energy Savings Methods in Today's Real Estate (renewal)	3 hours CE
	iv. Home Safety Concerns in Real Estate and Appraisal (renewal)	3 hours CE
	v. Identity Theft in Real Estate and Appraisal (renewal)	3 hours CE
	vi. Residential Appraisal (renewal)	3 hours CE
	vii. Revaluation of Real Estate (renewal)	3 hours CE
	viii. Title Searching Basics for Realtors and Appraisers (renewal)	3 hours CE
g.	Dynasty School	
	i. Statistics, Modeling and Finance (online)	15 hours PL
	ii. Statistics, Modeling and Finance (online)	14 hours CE
	a. with passage of exam	15 hours CE
h.	Greater Hartford Association of REALTORS	
	i. NAR'S Green Designation Commercial elective Course	6 hours CE
	ii. Water, Water, Everywhere	3 hours CE
i.	Massachusetts Board of Real Estate Appraisal	
	i. Appraisal of 2-4 Family & Multi-Family Properties (online)	7 hours CE
j.	McKissock LP	
	i. Basic Appraisal Principles (online)	30 hours PL
	ii. General Appraiser Income Approach (online)	60 hours PL
	iii. Residential Sales Comparison and Income Approaches (online)	30 hours PL
	iv. Appraising Manufactured Homes (online)	7 hours CE

- v. Fair Housing (online)(renewal) 4 hours CE
- vi. Income Capitalization (online)(renewal) 7 hours CE
- vii. Residential Appraisal Review 7 hours CE
- viii. Residential Report Writing: More Than Forms (online) 7 hours CE

- k. Middlesex Shoreline Real Estate School
 - i. Water, Water, Everywhere 3 hours CE
 - ii. Water, Water, In My Backyard 3 hours CE

- l. New Haven Real Estate School
 - i. Water, Water, Everywhere 3 hours CE
 - ii. Water, Water, In My Backyard 3 hours CE

- m. The Northern Fairfield County Association of REALTORS
 - i. Water, Water, Everywhere 3 hours CE
 - ii. Water, Water, In My Backyard 3 hours CE

- n. University of Montana – Helena
 - i. Introduction to Appraising for Public Projects (online) 7 hours CE

After discussion, Chairman Italia made a joint motion from the Board, Commissioner Tetreault 2nd, that the agenda be amended to include additional school course submittals received post agenda, and in view of that meeting being only two weeks from today, and the lack of any other matters as yet on the next agenda, to cancel the February meeting. The motion was approved unanimously. Commissioner Tetreault moved that the schools be approved as marked, Commissioner Rasmussen 2nd, and the motion carried unanimously.

8. ADJOURN

There being no other business, it was moved by Commissioner Rasmussen, Commissioner Hagearty 2nd, and the motion carried unanimously to adjourn the meeting at 9:46 AM.

Respectfully submitted,

Howard Osdan
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, March 9, 2011, 8:30 AM, Room 126