

State Real Estate Appraisers Board

Public Session Tuesday, May 14, 2002

Minutes

The regular meeting of the Board of Real Estate Appraisers was held at 124 Halsey Street on the 6th Floor on Tuesday, **MAY 14, 2002**. The meeting was convened in accordance with the provisions of the Open Public Meeting Act. In the absence of the President, Board Secretary, Ronald Curini called the meeting to order at 9:30 A.M. A roll call was taken and the following attendance was recorded for these minutes:

Ronald A. Curini	Present
John P. Hamilton	Present
John A. McCann	Excused
Robert H. Scrivens, Jr.	Present
Denise Siegel	Present
Barry J. Krauser	Excused
Frank A. Willis	Present
Alfred J. Gaburo, Jr.	Excused

Also, present were Staff Members: Dr. James S. Hsu, Executive Director; Grace Gurisic, staff; Charles Kirk, staff; Chris Seepaul, staff; Emilio Aviles, staff; and Susan Carboni, Deputy Attorney General.

APPROVAL OF MINUTES OF TUESDAY, APRIL 9, 2002

Following review and discussion and upon motion of Mr. Willis, seconded by Mr. Hamilton that the minutes of April 9, 2002 be approved . A vote was taken and the motion was carried unanimously.

DIRECTOR'S REPORT

Executive Director Hsu made the following announcements:

**Board Members McCann, Krauser and Gaburo are all excused for this meeting

**There are two Investigative Inquiries and one Interview scheduled for today.

**Licensing Renewal update - 1,902 Licenses have been renewed

**Regarding those individuals who must take the Certified Residential exam, the Board was advised that two individuals took the Exam, one passed and one failed.

**Advised the Board that he and staff met with Deputy Director Anthony Miragliotta and staff regarding the Appraisal Subcommittee and Title XI mandate compliance

**Report of attendance at the AARO Spring Meeting in Seattle and the following highlights were presented:

1. The General Accounting Office is to conduct a Study of the Appraiser Regulatory System, which will include a review of State Regulatory Agencies and it is anticipated that their findings will be reported to the Senate Finance Committee by the middle of 2003.

2. The Appraisal Standards Board (ASB) is presently re- examining and editing all nine sections of the February 13, 2002 Exposure Draft on the proposed revisions to the 2002 edition of the Uniform Standards of Professional Appraisal Practice and further advised the Board that major consideration is being given to changes of SR 1-5, property sales History.

3. The Appraisal Qualifications Board (AQB) - the Exposure Draft of the Real Property Appraiser Qualification Criteria and Interpretation of the Criteria was proposed based on the latest revisions of 1999 - the major proposed revision in February, 2002, are raising the qualifying education requirements for all Licensure Levels; adding a required course curriculum, four year bachelors degree or meet other specific educational requirements in lieu of a degree as a requirement for an individual seeking the certified General Appraiser Level.

Two year associates degree or meet other educational requirements in lieu of a degree for Certified Residential qualification and for the Trainee Program, only Certified Appraisers who are in good standing in each jurisdiction in which they are credentialed, not subject to any disciplinary action within the last two years, and one supervising certified appraiser can supervise no more than two Interns at the same time.

There was a very interesting discussion regarding Mortgage Fraud Investigations and Prosecutions - New Jersey is not alone in this issue.

EDUCATION COMMITTEE - Mr. Hamilton for the Committee

Provider	Course	Recommendation
Southern Chpt. of the Appraisal Institute	(1) The Appraisers Role in the Legal System (2) Econometric Solutions for Real Estate Valuation	3.5 Hrs. of C.E. 3.5 Hrs. of C.E.
Appraisal Institute - National	Appraisal Institute 2002 Conference July 12-14, 2002	18.5 Hrs. of C.E.
No. East NJ Chapter of the Appraisal Institute	Maximizing Profitability with Co-Star Resource	2 Hrs. of C.E.
Central NJ Chapter of the Appraisal Institute	Redevelopment Plan of Asbury Park	2 Hrs. of C.E.
Metro NJ Chapter of the Appraisal Institute	(1) 66th Annual Princeton Conf. (2) NJ Appraiser Board Update	7.5 Hrs. of C.E. 2 Hrs. of C.E.
Business Learning Center	Preparing for the Certified Residential Appraisal Exam Legislative Updates/Latest	2 Hrs. of C.E.

Mercer County Assessor's Association	Tax Court Decision	3 Hrs. C.E.
Center for Government Services, Rutgers	49th Assessors C.E. Confer.	13.5 Hrs. C.E.
American Society of Appraisers Philadelphia Chapter	ALL303: Appraisers as Expert Witnesses	7 Hrs. of C.E.

Following review and discussion of the above noted items and upon motion of Mr. Hamilton, seconded by Mrs. Siegel that the C.E. Courses listed did meet the established criteria for the designated approved hours and that they be approved as noted above. A vote was taken and the motion carried, unanimously.

APPRAISAL FOUNDATION and REGULATORY OFFICIALS

****NEWS RELEASE: "THE APPRAISAL FOUNDATION SEEKS INDIVIDUALS FOR BOARDS POSITIONS"**

The Board reviewed, discussed and duly noted the above item.

Appraiser Standards Board

****Public Meeting Summary of April 9, 2002**

****USPAP Q and A; Vol. 4, No. 4, April, 2002**

The Board reviewed, discussed and duly noted the above item.

****Second Exposure Draft on proposed revisions to the 2002 Edition of The Uniform Standards of Professional Appraisal Practice**

Following further review and discussion by the Board and upon motion of Mr. Scrivens, seconded by Mrs. Siegel that the Board go on record and notify AQB that the Board strongly supports SR 1-5 changing from one to three years regarding the subject sale history issue. A vote was taken and the motion carried, unanimously.

Appraiser Qualifications Board

****AQB Public Meeting Summary of April 26, 2002**

The Board reviewed, discussed and duly noted the above item.

Association of Appraiser Regulator Officials

****Memo dated April 16th from Mel Black, Executive Director of AARO together with a copy of his letter to AQB regarding the Exposure Draft on Revising the Real Property Appraiser Qualifications Criteria**

****Letters forwarded from the following jurisdictions to AQB regarding the Exposure Draft on Revising the Real Property Appraiser Qualification Criteria:**

Georgia Real Estate Appraisers Board

Kentucky Real Estate Appraisers Board
Colorado Board of Real Estate Appraisers
California Board
Missouri Board

***** Letter from U.S. Senators Sarbanes and Miller to the Comptroller General re: Real Estate Appraiser Reform Amendments.**

The Board reviewed, discussed and duly noted the above items

Appraisal Institute Information Center

**** Appraiser News Online, Vol. 3/No. 4**

The Board reviewed, discussed and duly noted the above item.

Appraisal Subcommittee

**** Exchange of Correspondence with Ben Henson, Executive Director re: Field Review, i.e. list of Certified Residential Appraisers that will be required to take the Certified Residential examination**

The Board reviewed, discussed and duly noted the above item.

LEGISLATION

**** Pennsylvania Senate Bill #206 - - Concerning amendments to the original Law regarding certification of real estate appraisers of interest see page 4 of the Bill - *"It shall be unlawful for any person with an interest in the transaction involving an appraisal to coerce, extort or bribe a State-Certified appraiser, etc."***

The Board reviewed, discussed and duly noted the above item.

OTHER

**** Letter from Ho J. Mun, Director, Real Estate and Appraiser Program with CAT*ASI regarding: changes that are taking place.**

The Board reviewed, discussed and duly noted the above item.

NEWS CLIPS OF INTEREST

**** News Clip Star-Ledger of April 30, 2002 - Assembly Bill targets Mortgage "Predators" - - Plan helps victims recover their losses**

**** Star Ledger of May 10, 2002 State Charges Real Estate Operation Preyed on the Poor" - note the naming of Alexander Marcopul, a certified New Jersey Real Estate Appraiser**

**** Bergen Record of May 10, 2002 - "State Suit Alleges Predatory Lending"**

**** Bergen Record of May 10, 2002 - "Lending Suit may Help New Jersey"**

The Board review, discussed and duly noted the above items.

REPORT OF ACTION TAKEN ON DISCIPLINARY MATTERS

IMO -- JOHN PALUMBO **Item Number: R2001-07-004**

Presented to the Board was a copy of the filed Consent Order in this matter imposing the following sanctions:

****Revocation of License**

****Assessed a Civil Penalty of \$2,500.00 and costs of \$634.50**

IMO - RODNEY W. VISSER **Item Number R1998-05-001**

Presented to the Board was a copy of the Filed Provisional Order of Discipline (filed 4-9-02) imposing the following sanctions:

****Two year suspension which was originally stayed is activated and he is suspended until January 9, 2003 and to continue indefinitely, unless and until he has satisfied his full obligation to the Board, and appeared before the Board to explain the circumstances surrounding the complaints the three additional complaints the Board has received about his professional activity.**

****Civil Penalty in the amount of \$10,000.00 and costs in the amount of \$9,441.48.**

IMO - MARTIN A. DE FILIPPIS **Item Number: R2001-07-001**

Presented to the Board was a copy of the Filed Final Order of Denial of Licensure, which was filed on April 23, 2002.

PENDING APPLICATIONS

Residential Licensing

Richard H. Arends *Benjamin Scaturro*

Mary Bodrato *Eduardo Ramirez*

David Steinberg *Lisa Caruso*

Jo Ann Buehler

Certified Residential

Joan Hanenberg *Bruce Baker*

John Karamus, Jr. *Donald Davis*

Timothy Henderson *Joseph Bannon*

Kathleen Statham

Certified General

Thomas Seymour

The Board reviewed and discussed the above noted applications and upon motion of Mrs. Siegel, seconded by Mr. Hamilton that the above noted candidates did meet the established criteria for Licensure and that their applications be approved. A vote was taken and the motion carried, unanimously.

PUBLIC COMMENT

Mike Damato and Isaac Murtha of the Appraisal community further addressed the Board regarding issues of mutual concern.

ADJOURNMENT

Upon motion of Mr. Willis, seconded by Mr. Hamilton that the Public Meeting be adjourned at 11 A.M. and the Board proceed to the Executive Session to enable the Board to consider Investigative Inquiries scheduled. A vote was taken and the motion carried, unanimously.

Respectfully submitted,

DR. JAMES S. HSU
Executive Director