

**STATE BOARD OF REAL ESTATE APPRAISERS  
PUBLIC SESSION OF TUESDAY, JULY 12, 2005  
MINUTES**

The regular meeting of the Board of Real Estate Appraisers was held at 124 Halsey Street on the 6th Floor on Tuesday, JULY 12, 2005. The meeting was convened in accordance with the provisions of the Open Public Meeting Act. Board President, Mr. Willis 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 Excused  
John A. McCann Present  
Robert H. Scrivens, Jr. Present  
Denise Siegel Present  
Barry J. Krauser Present  
Frank A. Willis Present  
Alfred J. Gaburo, Jr. Excused  
Stephen P. Giocondo Present

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

**APPROVAL OF MINUTES OF TUESDAY, JUNE 14, 2005**

Following review and discussion and upon motion of Mr. McCann seconded by Mrs. Siegel that the minutes of June 14, 2005 be approved . A vote was taken and the motion was carried unanimously.

**ELECTION OF OFFICERS**

Mr. Scrivens made a motion, seconded by Mr. Krauser, nominating Mrs. Siegel as President of the Board of Real Estate Appraisers. There being no discussion and no further nominations, a vote was taken and the nomination carried, unanimously.

Mrs. Siegel, then, assumed the Chair.

Mr. Scrivens made a motion, seconded by Mrs. Siegel, nominating Mr. McCann as Vice President of the Board of Real Estate Appraisers. There being no discussion and no further nominations, a vote was taken and the nomination carried, unanimously.

Mr. Scrivens made a motion, seconded by Mrs. Siegel, nominating Mr. Giocondo as Secretary of the Board of Real Estate Appraisers. There being no discussion and no further nominations, a vote was taken and the nomination carried, unanimously.

**C O N G R A T U L A T I O N S ! ! !**

**APPOINTMENT OF COMMITTEES**

Board President Siegel appointed the following Members of the various committees and the first named of each will serve as Chairman of that Committee

**COMMUNICATIONS AND PUBLICATION COMMITTEE**

MR. MC CANN  
MR. GABURO

MR. WILLIS

**USPAP COMMITTEE**

MRS. SIEGEL  
MR. CURINI  
MR. WILLIS

**EDUCATION COMMITTEE**

MR. KRAUSER  
MR. GIOCONDO  
MR. WILLIS

**RULES AND REGULATIONS COMMITTEE**

MR. SCRIVENS  
MR. CURINI  
MR. GABURO  
MR. WILLIS

**LIAISON TO FEDERAL, STATE AND LOCAL LAW ENFORCEMENT AGENCIES**

MR. SCRIVENS

The Board had high praise and expressed their appreciation to Board Member Willis for serving as President of the Board for the 2004 - 2005 period and thanked him for his leadership, dedication, commitment and loyalty to the Board.

**DIRECTOR'S REPORT**

Executive Director Hsu made the following announcements:

\*\*\* There are 3 Investigative Inquiries, two Criminal History Interviews and one Applicant Interview scheduled for today.

\*\*\* New Regulations to be established regarding Licensee address changes as well as a regulation that the Board will recognize only the AQB and accredited college/university approved education courses.

**CONTINUING EDUCATION**

Provider	Course	Recommendation
Central NJ Chapter of Appraisal Institute	10th Annual Symposium	7.5 Hrs. of C.E.
Philadelphia Metropolitan Chapter - Appraisal Institute	(1) The Professionals Guide to the Uniform Residential Appraisal Rpt. (2) Expand Your Practice: Succeed As An Expert Witness	7 Hrs. of C.E. 3 Hrs. of C.E.
Union County	(1) National USPAP	7 Hrs. of C.E.

School of Real Estate Appraising	(2) National USPAP	15 Hrs. of C.E.
McKissock Cash Flow Analysis	(1) Yield Capitalization Discounted (2) Non-Residential Report Writing (3) Market Analysis (4) Highest & Best Use Analysis (5) Appraisal Review (6) Relocation Appraisal is Different (7) Fannie Mae Revisions (8) 15 Hour National USPAP Equivalent - Virtual Classroom & C.E.	15 Hrs. of Pre-Lic & C.E. 15 Hrs. of Pre-Lic. & C.E. 15 Hrs. of Pre-Lic. & C.E. 15 Hrs. of Pre-Lic & C.E. 5 Hrs. of C.E. 8 Hrs. of C.E. 8 Hrs. of C.E. 15 Hrs. of Pre-Lic.
Appraisal Institute	(1) Residential Report Writing & Case Studies (2) Online Introduction to International Valuation Standards (3) On-Line - Professional Guide to Uniform Residential Appraising	15 Hrs. of Pre-Lic. & C.E. 8 Hrs. of C.E. 7 Hrs. of C.E.
School of Real Estate Appraising, Inc.	The New Fannie Mae Appraisal Rpts	7 Hrs. of C.E.
American Society of Appraisers	(1) What's Hot? How to Take Advantage of Changes in Technology (2) 7 Hour USPAP Update Course (3) Implementation of the January 1, 2008 Real Property Appraiser Qualification And On-Going Work of the AQB and Change on the Horizon: Scope of Work And Forthcoming Revisions to USPAP (4) Casting Your Web: Using the Internet for Market Analysis And Research (5) Seeing the Forest for the Trees: Appraising Standing Timber	4 Hrs. of C.E. 7 Hrs. of C.E. 4 Hrs. of C.E. 2 Hrs. of C.E. 2 Hrs. of C.E.
Allied Schools	(1) Allied National USPAP Course (2) Allied National USPAP Update Course	15 Hrs. of Pre-Lic. & C.E. 7 Hrs. of C.E.
Metro Chapter - Appraisal Institute	Fundamentals of Like Kind Exchanges of Real Property	2 Hrs. of C.E

Following review and discussion by the Education Committee and the Board and upon motion of Mr. Krauser seconded by Mr. Willis, 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 was carried, unanimously.

## **APPRAISAL FOUNDATION**

Appraisal Standards Board

\*\*\* USPAP Q and A, Vol. 7, No. 6, June, 2005

The Board reviewed, discussed and duly noted the above items

## **PUBLIC ANNOUNCEMENTS OF DISCIPLINARY ACTIONS TAKEN**

IMO — GARY D. WEINER

Presented to the Board was a copy of the Final Order of Discipline filed on June 20, 2005

IMO — DAVID M. CAMPBELL

Presented to the Board was a copy of the Provisional Order of Discipline filed June 14, 2005

IMO — CHARLES SWEENEY

Presented to the Board was a copy of a Consent Order Filed on June 14, 2005

IMO — JEFFREY E. MICHAEL

Presented to the Board was a copy of a Provisional Order of Discipline Filed June 14, 2005.

IMO — JOHN C. ALDEN

Presented to the Board was a copy of the Provisional Order of Denying Trainee Permit Filed June 14, 2005.

The Board reviewed, discussed and duly noted the above Orders and upon motion of Mr. Krauser, seconded by Mr. Scrivens that the "Orders" should be finalized if the individuals do not respond within the designated time noted in the various listed orders. A vote was taken and the motion carried, unanimously.

### **ARTICLES/NEWS CLIPS OF INTEREST**

(1) Star Ledger re: "Ex-real Estate Broker surrenders in Newark"

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

### **RULES AND REGULATIONS**

\*\*\* Email from Anthony Miragliotta re: status of the trainee regulations

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

### **PENDING APPLICATIONS**

Residential Licensing

Tamara Pyskaty  
William Herten  
John Colby  
Jae Lee (re-review)  
Francine Cooper (re-review)  
Donald Banaszek  
Frank Gerardo  
Richard Higgins

Certified Residential

Thomas Laffey  
Aleksandar Petreski  
Cheryl Adamousky  
Elina Veyberman  
Gary Paris

John Slawson  
Joseph Narcisco  
Joseph Hanahan  
Mike Leonard  
Demetrios Bogris  
Kelly Lovelace  
Alexsander Skibinsky  
William Tillery

Certified General

Christine Arnold  
Jeffery Filder  
Robert Woods

The Board reviewed and discussed the above noted applications and upon motion of Mr. Krauser, seconded by Mr. McCann 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**

Moshe Cohen, Haim Cohen, Isaac Muthu, Richard Kulman, John Zennario and Debra Miller of the Appraisal community further addressed the Board regarding issues of mutual concern.

#### **ADJOURNMENT**

Upon motion of Mr. Krauser, seconded by Mrs. Siegel that the Public Meeting be adjourned at 11 A.M. and the Board proceed to the Executive Session. A vote was taken and the motion carried, unanimously.

Respectfully submitted,

DR. JAMES S. HSU  
Executive Director