

**STATE BOARD OF REAL ESTATE APPRAISERS
PUBLIC SESSION OF TUESDAY, SEPTEMBER 13, 2005
MINUTES**

The regular meeting of the Board of Real Estate Appraisers was held at 124 Halsey Street on the 6th Floor on Tuesday, SEPTEMBER 13, 2005. The meeting was convened in accordance with the provisions of the Open Public Meeting Act. Board President, Mrs. Siegel 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 Excused
Frank A. Willis Present
Alfred J. Gaburo, Jr. Present
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, JULY 12, 2005

Following review and discussion and upon motion of Mr Willis, seconded by Mr. Giocondo that the minutes of July 12, 2005 be approved . A vote was taken and the motion was carried unanimously.

DIRECTOR'S REPORT

Executive Director Hsu made the following announcements:

*** There are 2 Investigative Inquiries scheduled for today.

*** Darlene Kane, Budget Officer, met with the Board at 9:30 A.M. to discuss the budget.

*** Danielle Swenson, Regulatory Analyst, met with the Board during lunch to discuss the proposed regs with regard to change of address notification and to address the necessary changes to the regulations so that they comply with the AQB's 2008 Criteria.....a Committee of the Board will be meeting to assist in formulating these regulations.

CONTINUING EDUCATION

Provider	Course	Recommendation
American Society of Farm Managers and Rural Appraisers	(1) Conservation Easement Valuation & Case Studies (2) ASFMRA 76th Annual Convention (3) Basic Appraisal Principles (A-101)	24 Hrs. of C.E. 14 Hrs. of C.E. 28 Hrs. of C.E. & 30 Hrs. of Pre-Lic.
CLE International	Land Use Law	11 Hrs. of C.E.
McKissock, LP	(1) The Residential Appraisal Process Part II (2) Studies and Analyses	15 Hrs. of C.E. & Pre-Lic. 15 Hrs. of C.E. & Pre-Lic.

	(3) The Sales Comparison Approach	15 Hrs. of C.E. & Pre-Lic.
American School of Business	(1) Residential Sales Comparison and Income Approaches (2) Advanced Residential Applications (3) Residential Report Writing	14 Hrs. of C.E. & 15 Hrs. of Pre-Lic. 14 Hrs. of C.E. & 15 Hrs. of Pre-Lic. 14 Hrs. of C.E. & 15 Hrs. of Pre-Lic.
Southern NJ Chapter of the Appraisal Institute	The Impact of Toxic Mold in Appraising/Mold in the legal world	3 Hrs. of C.E.
School of Real Estate Appraising, Inc.	Environmental Law - Impact on Property Values	7 Hrs. of C.E.
American Guild of Appraisers	(1) Conference Agenda Day 1 (2) Conference Agenda Day 2	7 Hrs. of C.E. 6.5 Hrs. of C.E.
Appraisal Institute	(1) Residential Sales Comparison and Income Approaches (2) Residential Site Valuation and Cost Approach (3) Reviewing Residential Appr. Rpts (4) Online Cool Tools: New Technology for Real Estate Apprs.	30 Hrs. of C.E. & Pre-Lic. 15 Hrs. of C.E. & Pre-Lic. 7 Hrs. of C.E. 7 Hrs. of C.E.
Metro NJ Chapter of the Appraisal Institute	(1) 3rd Annual Fall Conference - Current Topics for the Real Estate Professional (2) Case Studies for Valuation for Financial Reporting	6 Hrs. of C.E. 3 Hrs. of C.E.
Delaware Chapter of the Appraisal Institute	(1) City of Wilmington Real Estate Symposium (2) Analyzing Distressed Real Estate	3 Hrs. of C.E. 4 Hrs. of C.E.
Hunterdon County Board of Taxation	(1) 7 - National USPAP Update course (2) New Jersey Tax Board Association 34th Annual Education Conference	7 Hrs. of C.E. Tuesday - 1 Hr. Wednesday - 6 Hrs. Thursday - 2 Hrs. B 9 Hrs. Total of C.E.
Greater PA Realty Board School	Basic Appraisal Principles	30 Hrs. of C.E.
NJ Institute For Continuing Legal Ed.	"Mock Trial of a Real Estate Tax Appeal"	3 Hrs. of C.E.
Appraisal Seminars	Fannie Mae Forms	4 Hrs. of C.E.

(See Gregory Stephens Instructor Application.)

Following review and discussion by the Education Committee and the Board and upon motion of Mr. McCann,

seconded by Mr. Gaburo 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.

INSTRUCTOR APPLICATIONS

Gregory Stephens William Sentner

The Board reviewed and discussed the above noted Instructor applications and upon motion of Mr. McCann, seconded by Mr. Gaburo it was noted that the above Instructor applications did meet the established criteria for Instructor and that the applications be approved. A vote was taken and the motion carried, unanimously.

APPRAISAL FOUNDATION

Appraisal Standards Board

*** USPAP Q and A, Vol. 7, No. 7, July, 2005

*** USPAP Q and A, vol. 7, No. 8, August, 2005

*** Third 2005 Exposure Draft on proposed revision to the Uniform Standards of Professional Appraisal Practice (USPAP) - a copy of this was previously forwarded under date of August 2nd and, therefore, is not attached.

*** Public Meeting Summary of June, 24, 2005

*** News Release re: "2005 USPAP Effective Date Extended"

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

Appraiser Qualifications Board

*** Memo from Sandra Guilfoil, Chair of AQB re: "Second Exposure Draft on Interpretations and a Guide Note applying to the Real Property Appraiser Qualification Criteria"

*** Appraiser Qualification Board Public Meeting of July 22, 2005 Summary.

*** Meeting Notice for October 28, 2005

The Board reviewed, discussed and duly noted the above items

Appraisal Institute

*** August 3, 2005 Publication, several articles of note

*** August 15, 2005 Publication, several articles to be noted

*** September 1, 2005 Publication, several articles to be noted.

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

ASSOCIATION OF APPRAISER REGULATOR OFFICIALS (AARO)

*** AARO NEWS, July, 2005 edition

The Board reviewed, discussed and duly noted this item.

PUBLIC ANNOUNCEMENTS OF DISCIPLINARY ACTIONS TAKEN

IMO — MICHAEL R. BASSILLO

Presented to the Board was a copy of the Final Decision and Order Filed July 27, 2005 imposing revocation and an assessment of \$38,922.65.

IMO — ROBERTO FRANCO

Presented to the Board was a copy of the Final Order of Discipline Filed July 21, 2005 imposing a civil penalty of \$1,000.00, costs of \$483.50 and he is to take a 15 hour USPAP course within six months.

IMO — JOHN O. CLAUBERG

Presented to the Board was a copy of the Final Order of Discipline Filed on July 27, 2005 imposing a civil penalty in the amount of \$15,000.00, costs of \$7,926.00 plus \$150.00 from an order issued July 13, 2000 for a total of \$23,076.00.

IMO — JEFFREY E. MICHAEL

Presented to the Board was a copy of a Provisional Order of Discipline Filed July 21, 2005. (Corrected Order)....imposing a public reprimand; successful completion of a 15 hour USPAP course; civil penalty in the amount of \$500.00.

IMO — DAVID CAMPBELL

Presented to the Board was a copy of the Final Order of Discipline Filed July 27, 2005 imposing a public reprimand; complete a 15 hour USPAP course within six months.

IMO — BRENT HINDS

Presented to the Board was a copy of the Provisional Order of Discipline Filed July 29, 2005 imposing a civil penalty of \$2,500.00; public reprimand; presently subject to a stayed suspension for a period of six months, to be served as a period of probation terminating on December 16, 2005. The stayed suspension is provisionally activated.

Following review and discussion by the Board and upon motion of Mr. Scrivens, seconded by Mr. Willis that the Provisional Order of Discipline be Finalized. A vote was taken and the motion was carried, unanimously.

IMO — MARK M. CALLAZZO

Presented to the Board was a copy of the Provisional Order of Discipline Filed on July 25, 2005 imposing a public reprimand; provisionally suspended for three months; civil penalty of \$500.00.

Following review and discussion by the Board and upon motion of Mr. Scrivens, seconded by Mr. Willis that the Provisional Order of Discipline be Finalized. A vote was taken and the motion was carried, unanimously.

IMO — JOHN C. ALDEN

Presented to the Board was a copy of the Final Order Denying Trainee Permit Filed on August 8, 2005.

IMO — LINDA S. AVANTAGIATO

Presented to the Board was a copy of the Provisional Order of Discipline Filed on August 8, 2005 imposing a public reprimand; civil penalty of \$2,500.00.

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

OTHER

*** Newspaper Article from the Star Ledger - - "Fixer - Uppers - It seems like everyone is making a fortune investing in real estate these days. Not everyone is doing it by flipping houses."

*** Newspaper Article from the Star Ledger - "Ex-Con regains a VIP air in Newark"

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

*** Draft of Letter for Board Review regarding: the Board's Proposed Trainee Regulations.

Following review and discussion a determination was made that a letter to be further drafted by DAG Carboni is to be further reviewed by a Committee of the Board and will be presented for Board approval at the October Meeting.

*** Memo from Deputy Director Anthony Miragliotta re: Readoption of 13:45C; Duty to Cooperate Regulation.

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

*** Meeting with Budget Officer

Darlene Kane, Budget Officer, met with the Board and advised that the License renewal fee will be reduced to \$400.00 including the Federal surcharge for each of the categories instead of \$600.00. This reduction in fees is due to the efficiency maintained by the Board's operations together with the increase in applications.

PENDING APPLICATIONS

Residential Licensing

Jeanne Santovasco

Vincent H. Petti

Marjorie A. Miller*

Vincent Regina

Noah M. Meir

Thomas Gray

Russel J. Kalman

Adrienne Ali*

Al-Haka A. Huff*

William Higgins

Alberto Coladonato

Suzanne L. Zigo

Paul A. Fudali

Rocco Pallitto

Sofka Kotbi

David R. Griffith*

Joseph Nell

Anthony Godino*

Anthony J. Vindeed

Anthony M. Miele

Alfred A. Melillo

Charles Parent (re-review)

Certified Residential

Yildiz Denno

Gary P. Lombardi
Michael R. McHugh
Yevgeny Gritsman
Craig W. Stewart
Sean A. Milano
Scott Rocco
Roy A. Pechillo
Gerard Nardone
John C. Davis

Certified General

Joseph T. Narciso Daria R. D'Agostino

The Board reviewed and discussed the above noted applicant and upon motion of Mr. Willis, 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

Isaac Muthu of the Appraisal community further addressed the Board regarding issues of mutual concern.

ADJOURNMENT

Upon motion of Mr. Willis, seconded by Mr. Gaburo 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