

**State Board of Real Estate Appraisers
PUBLIC SESSION OF TUESDAY, OCTOBER 13, 2009
MINUTES**

The regular meeting of the Board of Real Estate Appraisers was held at 124 Halsey Street on the 3RD Floor on Tuesday, OCTOBER 13, 2009. The meeting was convened in accordance with the provisions of the Open Public Meeting Act. Board President Mr. Krauser, called the meeting to order at 9:30 A.M. A roll call was taken and the following attendance was recorded for these minutes:

John A. McCann Present
Denise Siegel Present
Barry J. Krauser Present
Frank A. Willis Present
Stephen P. Giocondo Present
Cheryl A. Randolph-Sharpe Present
Eileen M. Mannion, Esq. Excused

Also, present were: Susan Carboni, Deputy Attorney General; Charles Kirk, Acting Executive Director; Emilio Aviles, staff; Grace Gurisic, staff; Steven Flanzman, Deputy Attorney General.

APPROVAL OF MINUTES OF TUESDAY, SEPTEMBER 8, 2009

Following review and discussion and upon motion of Mrs. Siegel, seconded by Mr. Sharpe it was determined that the minutes of September 8, 2009 be approved . A vote was taken and the motion was carried unanimously.

DIRECTOR'S REPORT

Acting Executive Director, Mr. Charles Kirk made the following announcement:

*** There were four Investigative Inquiries scheduled today, however, one has canceled.

*** Board Member Giocondo will be excused for the November Meeting.

*** Board Member Eileen Mannion is excused for this meeting

CONTINUING EDUCATION

Provider	Course	Recommendation
Career WebSchool, dba of Cengage Learning	2010-2011 7 Hr. National USPAP Course	7 Hrs of C.E.
PA Metro Chapter of the Appraisal Institute	Valuation of Detrimental Conditions in Real Estate	7 Hrs. Of C.E.
Appraisal Institute	(1) Online GIS-The Executive Overview	7 Hrs. Of C.E.
	(2) International Valuation Congress 2009 day 2	3.5 Hrs. Of C.E.
	(3) International Valuation Congress 2009 day 3	4 Hrs. Of C.E.
	(4) Online Site Use & Valuation Analysis	6 Hrs. Of C.E.
Metro NJ Chapter of the		

Appraisal Institute	The Appraisal of Local Retail Properties	7 Hrs. Of C.E.
Van Education Center	Yield Capitalization	4 Hrs. Of C.E.
Renwick & Associates	<p>(1) Basic Principles of Real Estate Appraisal</p> <p>(2) Real Estate Appraisal Procedures</p> <p>(3) Residential Market Analysis And Highest & Best Use</p> <p>(4) Residential Site Valuation and Cost Approach</p> <p>(5) Residential Sales Comparison And Income Approach</p> <p>(6) Residential Report Writing and Case Studies</p> <p>(7) USPAP Practice Qualifying Course</p> <p>(8) USPAP</p>	<p>28 Hrs. Of C.E. & 30 Hrs. Of Pre-Lic.</p> <p>28 Hrs. Of C.E. & 30 Hrs. Of Pre-Lic.</p> <p>15 Hrs. Of C.E. & Pre-Lic.</p> <p>15 Hrs. Of C.E. & Pre-Lic.</p> <p>28 Hrs. Of C.E. & 30 Hrs. Of Pre-Lic.</p> <p>15 Hrs. Of C.E. & Pre-Lic.</p> <p>15 Hrs. Of C.E. & Pre-Lic.</p> <p>7 Hrs. Of C.E.</p>
Northeast NJ Chapter of the Appraisal Institute	Highlands Land Valuation Update	2 Hrs. Of C.E.
American School of Real Estate Express, LLC	<p>(1) Basic Appraisal Procedures</p> <p>(2) Basic Appraisal Principles</p>	<p>27 Hrs. Of C.E. & 30 Hrs. Of Pre-Lic.</p> <p>27 Hrs. Of C.E. & 30 Hrs. Of Pre-Lic.</p>
McKissock	<p>(1) National USPAP Update</p> <p>(2) How to Analyze & Value Income Properties</p>	<p>7 Hrs. Of C.E.</p> <p>7 Hrs. Of C.E.</p>
Dynasty School	<p>(1) FHA & VA Basics</p> <p>(2) Mortgage Fraud-A Dangerous Business</p>	<p>7 Hrs. Of C.E.</p> <p>7 Hrs. Of C.E.</p>
Institute for Professionals in Taxation	<p>(1) 2008 Property Tax Symposium</p> <p>(2) 2008 ABA Property Tax Seminar</p>	<p>10 Hrs. Of C.E.</p> <p>7.5 Hrs. Of C.E.</p>
RENEWALS		
Van Education	Basic Appraisal Procedures	29 Hrs. Of C.E. & 30 Hrs. Of Pre-Lic.
Appraisal Institute	<p>(1) Online Residential Report Writing & Case Studies</p> <p>(2) Online GIS: The Building Case Study</p> <p>(3) Online Real Estate Appraisal Operations</p> <p>(4) An Introduction to Valuing</p>	<p>15 Hrs. Of C.E. & Pre-Lic.</p> <p>21 Hrs. Of C.E.</p> <p>4 Hrs. Of C.E.</p>

	Commercial Green Buildings	7 Hrs. Of C.E.
ASFMRA	(1) Introduction to the Approaches to Value for Rural Appraisal (2) Intermediate Approaches to Value For Rural Appraisal (3) Advanced Approaches to Value for Rural Appraisal	41 Hrs. Of C.E. & 45 Hrs. Of Pre-Lic. 41 Hrs. Of C.E. & 45 Hrs. Of Pre-Lic. 41 Hrs. Of C.E. & 45 Hrs. Of Pre-Lic.
Dynasty School	(1) Real Estate Appraisal (2) Residential Site Valuation & Cost Approach (3) Residential Sales Comparison & Income Approaches (4) Residential Market Analysis & HBU	42 Hrs. Of C.E. & 45 Hrs. Of Pre-Lic. 14 Hrs. Of C.E. & 15 Hrs. Of Pre-Lic. 28 Hrs. Of C.E. & 30 Hrs. Of Pre-Lic. 14 Hrs. Of C.E. & 15 Hrs. Of Pre-Lic.
INDIVIDUAL REQUEST		
Paul Marzell	(1) The Art of Residential Review (2) Ad Valorem Tax Consultation	7 Hrs. Of C.E. 3 Hrs. Of C.E.
Lawrence Roselli	(1) USPAP (2) Fannie Mae Form 1004 MC & More	7 Hrs. Of C.E. 7 Hrs. Of C.E.
Wayne Horvath	Principles of Real Estate & Land Development Practice	42 Hrs. Of C.E.

Following review and discussion by the Education Committee and the Board and upon motion of Mr. Giocondo, seconded by Mr. Willis it was determined that the C.E. Courses, Renewals and Individual Requests 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 INSTITUTE

*** Appraiser News Online - Vol. 10, No. 17, September 9, 2009

*** Appraisers News Online - Vol. 10, No. 18, September 16, 2009

*** Appraisers News Online - Vol. 10, No. 18, September 23, 2009

*** Appraisers News Online - Vol. 10, No. 19, September 30, 2009

*** Appraisers News Online - Vol. 10, No. 19, October 7, 2009

*** Announcement from the Appraisal Institute of the availability of the Valuation Magazine, 3rd Quarter Issue.

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

APPRAISER QUALIFICATIONS BOARD

*** AQB Q and A: Vol. 11, No. 9, September, 2009.

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

APPRAISAL FOUNDATION

*** News Release of September 4, 2009 - "The Appraisal Foundation Seeks Consumer Interest Candidate for Board of Trustees"

*** News Release of September 29, 2009 - "2010-2011 Edition of USPAP Released"

*** News Release of September 10, 2009 - "2010-2011 Foundation Publications State Order Form"

*** MEMORANDUM Joe Tranor, Chair, Consistent Enforcement Task Force re: Pre-Exposure of the Voluntary Disciplinary Action Matrix.

*** News Release - "The Appraisal Foundation and CompuTaught Launch Online Property Appraisal.

The Board reviewed, discussed and duly the above items.

APPRAISAL SUBCOMMITTEE

*** Memo from Jenny Tidwell re: ASC Field Review in 2010

It was noted, at this meeting, that the ASC Field Review will be held on March 10th and 11th of 2010. The Board reviewed, discussed and duly noted said dates.

OTHER

Questions for ASC

1. On the issue of whether a licensed or certified appraiser can perform an appraisal, is it the position of the AQB that the "transaction value" refers to the market value of the property being appraised? Or the amount of the loan?
2. Experience credit. How does the AQB view Mass Appraisal experience?

It was noted that DAG Carboni has contacted the Appraisal Subcommittee and a response has been received. The Board reviewed, discussed and duly noted the Subcommittee's response.

FOR DISCUSSION

*** From Board Member Siegel for discussion at this meeting - "Don't Lose Your FHA clients after 9-1-09 - We Can Help... v

Following review and discussion by the Board it was determined that Mr. Zotollo appear before the Board to enable Members to question his solicitation to sign off on work.

NEWS

*** "Consumer Wise" - August/September Edition

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

PUBLIC ANNOUNCEMENT OF DISCIPLINARY ACTION TAKEN

*** IMO - TERENCE J. CULPEPPER - Administrative Action - Final Order of Discipline filed 9-15-09

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

*** IMO -- ANGELA DONOHUE - It was noted that a response has not been received to the Provisional Order of Discipline Filed on August 19, 2009, therefore following review and discussion by the Board and upon motion of Mrs. Siegel, seconded by Mr. Giocondo it was determined that the Provisional Order be Finalized. A vote was taken and the motion was carried, unanimously.

*** IMO -- DEL FLANAGAN - It was noted, at this meeting, that a response to the Board's request was received from Mr. Flanagan in a timely manner, therefore, following review and discussion by the Board and upon motion Mrs. Siegel, seconded by Mr. Giocondo it was determined that the Provisional Order of Discipline Filed on 9-15-09 for Failure to Cooperate be withdrawn. A vote was taken and the motion was carried, unanimously.

BOARD MEETING DATES FOR 2010

January 12, 2010 June 8, 2010

February 9, 2010 July 13, 2010

March 11, 2010 (Thursday) September 14, 2010

April 13, 2010 October 12, 2010

May 11, 2010 November 9, 2010

December 14, 2010

Following review and discussion by the Board and upon motion of Mrs. Siegel, seconded by Mr. Giocondo it was determined that the above dates be approved. A vote was taken and the motion was carried, unanimously.

PENDING APPLICATIONS

Residential Licensing

Jason M. Clarke Nancy Luciano

Certified Residential

Stephen W. Crawford Joseph F. Downey
Sherrie L. Galderisi Daniel M. Garzone
Becky A. Geisel Helena M. Gibson
Nancy L. Gordon Peter R. Graf
Frederick E. Hankins, III Daniel S. Hosley
Eric G. Lenz Philip G. Lore
Kevin J. Marino John Puccio
Patricia A. Ward Craig B. Wicker

Certified General

Michelle L. Coyle John J. Graham
David S. Mailman Pavel Pilcik

The Board reviewed and discussed the above noted applicant and upon motion of Mrs. Siegel, seconded by

Mr. Giocondo 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

Chuck Blau, Daniel Drelich, Rich Seibel, Charlotte Sless, Daniel Garzone and Vivian Garzone of the Appraisal Community addressed the Board regarding issues of mutual concern.

Ms. Charlotte Sless further addressed the Board presenting her thoughts on issues facing the Appraisal Industry. A complete copy of her remarks are filed with the minutes of this date and are a part of the Master File for this meeting.

ADJOURNMENT

Upon motion of Mrs. Siegel, seconded by Mrs. Sharpe it was determined 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,

CHARLES F. KIRK
For the Board