



Executive Summary
State Board of Certified Real Estate Appraisers
2601 North Third Street, Harrisburg
December 11, 2008

Present at the regular meeting of the Board were: Chairman Robert McRae, Vice Chairman Daniel Bradley, Paul Kauffman, Valentino Pasquarella, Robert Fischer, Robert Kelly, Martha Brown (Secretary of the Commonwealth's Designee), John Abel (Attorney General's Designee) and Paul Wentzel (Department of Banking Designee). Also present were Board Counsel Christopher McNally and Board Administrator Heidi Weirich.

The following key discussions/actions were taken:

1. The November minutes were approved as submitted.
2. Election of Officers
 - The Board took nominations for the executive officers. Robert McRae was nominated for Chairman, Daniel Bradley was nominated for Vice-Chairman and Paul Kauffman was nominated for Secretary. The nominated slate of officers was unanimously approved by the Board.
3. Report of Prosecution
 - Martin H. Erin (File No. 07-70-12763). The respondent holds a general appraiser certificate in Texas, where he currently resides. His reciprocal Pennsylvania certificate expired November of 2007. He continued to practice under a temporary certificate that expired November of 2008. The Texas Board notified the Pennsylvania Board that disciplinary action was recently taken against the respondent for an appraisal that was non-compliant with USPAP. In Texas, the respondent paid \$2,000 in civil penalties. The respondent did not notify the PA Board within 90 days of this disciplinary action, thus violating the Act. The Commonwealth requests \$2,000 in civil penalties. The consent agreement presented by the prosecution was deliberated by the Board in executive session and was approved.
 - Lee W. Strubeck (File No. 07-70-07489). The respondent held an evaluator certificate and continued to practice after his certificate expired on July 8, 2007. The Commonwealth requests immediate voluntarily surrender of the respondent's certificate and the prohibition of reapplication for two years. The consent agreement presented by the prosecution was deliberated by the Board in executive session and was approved.
4. Chairman's Report
 - Chairman McRae noted that the Pennsylvania Association of REALTORS® has invited the Board to participate in a joint forum with the Real Estate Commission in January. Chairman McRae, Dan Bradley and Paul Kauffman plan to attend.
 - Public member Robert Kelly is not seeking reappointment.

5. Regulations

- The Board reviewed the latest version of the regulations. Steve Wennberg clarified the following two items:
 - A trainee license can be renewed four times. If the trainee needs additional time, he/she may come before the Board and show good cause.
 - The projected date for implementing a trainee license is January 1, 2010. Following this date under the current regulations, individuals who began accumulating qualifying experience as an appraisal assistant would be prohibited from acquiring additional experience until they procure a license. Due to the volume of expected applicants, there is the potential for a large back-log in January. Applicants working as an assistant would need to put their professional advancement on hold until their application was approved. The Board extended the date that pending applicants can gain experience to June 30, 2008.
- The preamble and final draft of the regulations will be sent to the Board for review by the end of the year.

6. Formal Hearing

Application of Dante Negroni (File No. 08-70-09099).

In July, the respondent was provisionally denied application because of his criminal record for possession of a controlled substance with intent to deliver. The respondent testified that he plead guilty to the charges and paid his debt to society through jail time and retributions paid to the state. During his time of incarceration, the respondent completed several courses to better himself. Following parole in 2005, he became interested in the appraisal profession and began working as an assistant.

The defense submitted letters of recommendation from the respondent's current employer and former class instructor emphasizing his dedication to the appraisal industry. The defense also called three character witnesses to testify on behalf of the respondent's trustworthiness, improved attitude and available support systems.

The Commonwealth asked the Board to weigh heavily the evidence presented and if the Board feels the need to approve the respondent's application, to do so on a probation period so that certification can be immediately withdrawn at the first sign of trouble. The Board requested that letters clarifying discrepancies regarding the ending date of the respondent's parole be submitted prior to their deliberation of the case.

7. Next Meeting – January 8, 2009

The foregoing represents the author's best interpretation of the significant actions and discussions of the Board. Aside from the meeting agenda, the author receives no supporting documentation or materials in advance or during the meeting, nor is the author present during any executive sessions of the Board. Therefore, this summary may not accurately reflect official actions or positions taken. Official minutes of the proceedings may be secured by contacting the Bureau of Professional & Occupational Affairs.

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For further information, contact Sylvia Lacerda, Government Affairs Specialist