

New York State Society of Real Estate Appraisers
Monday, February 1, 2010
The Desmond Hotel & Conference Center
George S. Wonica, President

President, George Wonica opened the meeting by welcoming the Board of Governors and committee members. A motion was made, seconded and carried to approve the minutes of the September 2009 board meeting.

Secretary/Treasurer, Anthony Girasole reviewed the proposed 2010 budget. A motion was made, seconded and carried to approve the budget.

Communications

Chair, Walter Messina discussed the E-Newsletter. Leadership was encouraged to continue on the same path regarding content.

Marketing

Chair, Steve Roefaro spoke on posting local board links on the NYSSREA site, as well as asking local boards to post our link on their sites. Staff noted the response has been positive thus far. Roefaro also updated the group on the progress made with the NYS Bar Association regarding linking to their site. Staff will follow-up with those boards who have not responded to the link request.

Education

Chair, Joe Whittington was not able to attend the meeting, but Rebecca Jones was available to speak on the Appraisal tour of NYS. Dates and locations have been decided, the committee will start to layout courses to be offered.

President, George Wonica spoke on the success of the 2009 Fall Appraisal Conference at Turning Stone this past October. He also announced the 2010 Fall Conference dates which will be October 6-8, 2010. The group expressed the desire to continue with the open forum during the lunch session.

The Spring Appraisal Conference will be held at the end of May 2010 in the lower Hudson Region. George K. Wonica was named chair of this conference and will discuss possible topics and location with the education committee.

Legislative

Chair, Wayne Feinberg reported on bill S1941 which is an act to amend the executive law and the real property tax law, in relation to requiring licensed and certified real estate appraisers to report on certain appraisals.

The Board of Governors strongly opposes this bill for the following reasons;

- 1) It appears to violate the confidentiality requirements of USPAP and good appraisal ethics – although state law would supersede appraisal foundation USPAP requirements
- 2) It seems to be selective of a particular type of appraisal and client – creates selective classes among appraisals
- 3) Invasion of privacy
- 4) Creates costly layer of bureaucracy
- 5) Can't legislate good ethics
- 6) To flip properties requires agents, bankers, appraisers, attorneys to all exhibit illegal and unethical behavior – S01941 only attacks 1 of the potential offenders – appraisers are not the cause of the problem
- 7) Flipping has not been a big issue or problem in the current Buffalo market. If this is such a problem, why are no other communities considering this legislation and why isn't the NY Real Estate Board or NY Appraisal Board considering similar legislation?

A motion was made, seconded and carried to take a stance of opposition to the City of Buffalo Appraisal Bill S01941 and request that NYSAR's Legislative Steering Committee take action.

New Business

Steve Roefaro gave the group an update on what is happening with DOS and the appraisal board. Mandatory licensing is still on the horizon and the board would like BPOs taken out of any legislation regarding this.

The group also discussed the Realtors Property Resource (RPR) and most expressed their discontentment with this new tool.

With no other business the meeting was adjourned.