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Real Property Section Executive Committee and Full Section Meeting

Thursday September 22, 2016

6:00 p.m. – Cocktails | 6:30 p.m. – Dinner Meeting

The Farms Country Club
180 Cheshire Rd., Wallingford, CT

Matthew J. Cholewa, Chair

Meeting Agenda

- I. **Welcome and Call to Order** – Matthew J. Cholewa, Chair
- II. **Secretary’s Report** – Approval of Minutes – Carolyn J. Cavolo
- III. **Treasurer’s Report** – Edward S. Shelton
- IV. **Announcements and Reports.**
 1. Report of the Chair
 - a) Upcoming events: October 27, 2016, **Neighborhood Association, Inc. v. Jill M. Limberger** case presented by Alex Maresca of First American Title and Gregory McCracken of Perlstein & McCracken (*nb: October and January meetings are at Testo's in Bridgeport*);
 - b) Recognition of Harrison Robbins-Pesce, scholarship recipient from UConn;
 - c) Acknowledgement of Emeritus Members;
 - d) Discussion/Approval of Section 3.4 of the revised By-Laws (posted to CBA website)
 - e) Public Act 16-16;
 - f) Construction Law Section meeting;
 - g) CBA UPL Committee – Katie Carey;
 - h) Introductions of members.
 2. RU Kidding Me
- V. **Legislative Committee Report:** Carolyn J. Cavolo, Esq. and Frank P. Cammarano, Esq.
- VI. **Report on the RPS Residential Contract Education Committee** – Valerie Votto, Esq.
- VII. **Report of the Social Committee** – Jane E. Ballerini, Esq. and Alex Ricciardone, Esq., Co-Chairs
- VIII. **Residential Specialization Committee** – Lisa Lugauskas, Esq.
- IX. **UPL Committee** – Michael Cecorulli, Esq. and Kathleen Carey, Esq., Co-Chairs
- X. **Technology and Website Report** – Gregory W. McCracken, Esq.
- XI. **Diversity Liaison Report** – Joette Trinh, Esq.
- XII. **Program** – “Uniform POA act 1-350-1-353b; A Summary of What You Need to Know”
Presenters: Heather J. Lange of Brody Wilkinson of Southport, CT and Jennifer Kallenbach of CATIC.
- XIII. **Other Business**
- XIV. **Adjournment.**

Upcoming CBA Events and Activities:

- [New Uniform Laws in CT: Power of Attorney and Fiduciary Access to Digital Assets](#)
CBA Law Center, New Britain
Monday, September 12, 2016 | 9:00 a.m.
- [New Uniform Laws in CT: Power of Attorney and Fiduciary Access to Digital Assets](#)
Grassy Hill Country Club, 441 Clark Lane, Orange, Connecticut 06477
Wednesday, September 21, 2016
9:00 a.m.
- [Title Insurance 101](#)
CBA Law Center, New Britain
Wednesday, September 21, 2016 9:00 a.m.
- [Legal Tech and Law Practice Management Conference](#)
CBA Law Center, New Britain
Thursday, September 29, 2016
8:30 a.m.

Upcoming Section Meetings:

- [Download 2016-2017 Meeting Schedule](#)

The Farms Country Club

180 Cheshire Road, Wallingford, CT 06492 (203)-265-0941

FROM HARTFORD & NEW HAVEN #91

- Take left to light.
- Take right onto Toelles Road, over railroad tracks and follow to end.
- Take right onto Hartford Tpke and go past the Oakdale Theater then take next left, Cook Hill Road.
- Follow up hill and take 7th right, which is Schoolhouse Road and continue too first stop sign then take a left onto Cheshire Road. The Club is less than a mile on the right side.

FROM HARTFORD #91 TO #15 (GOING SOUTH)

- Once on #15 take exit #64 and follow to the end. (stop light)
- Take left, stay in right lane. Take right at next stop light onto Cheshire Road and follow to first stop sign. Take left to next stop sign then take right, which is a continuation of Cheshire Road. Club is less than a mile on the right side.

FROM WATERBURY #84

- Take Cheshire exit #26 and follow Rt. 70 to the end. Take right onto Route #10.
- Follow Route #10 to McDonalds, on left side, then take next left, which is Jinny Hill Road and follow to the end.
- Take a right onto Coleman Road and at the next stop sign bear left. Follow road and the Club will be on the left hand side.

FROM CHESHIRE #10 (FROM HAMDEN)

- Take right at light onto Cook Hill Road
- Follow to first stop sign
- Take left onto Tuttle Avenue and go to the end.
- Take right and Club is on the left side.

FROM NEW HAVEN #15

- Take exit #64 and follow to the end. (stop light). Take left, go the second light and take right onto Cheshire Road.
- Follow to first stop sign.
- Take a left to next stop sign
- Then take a right, which is continuation of Cheshire Road. The Club is less than a mile on the right side

Real Property Section Registration Form

Thursday, September 22, 2016

Register:

Online: www.ctbar.org

Phone: Members Only Registration Line (860)357-5992

Fax: (860)223-4488

Mail: Connecticut Bar Association, PO Box 350, New Britain, CT 06050-0350

No reservations will be made without payment. Please include the CBA member's full name on firm, corporate legal department, or government agency checks. Cancellations made less than 48 hours before the event are non-refundable. If you are registering within three days of the event a credit card payment is required. If you need assistance at the meeting please contact us at least one week prior to the event at (860)223-4400.

Name: _____ e-mail: _____

Address: _____

Meal Cost: Buffet @ \$35.00

Check (*payable to Connecticut Bar Association*) Visa MC Amex Discover Amount: \$ _____

Card #: _____ Exp. Date: _____

Billing Zip Code: _____ CVV#: _____ Signature: _____

Meeting code: #SRP160922

New Services



Enhanced Listserv Communication



Online Public Member Directory

Save the Dates



April 13, 2017



June 12, 2017

Minutes
Connecticut Bar Association
Real Property Section Meeting
The Farms Country Club, 180 Cheshire Rd., Wallingford, Connecticut
May 19, 2016

I. **Call to Order.**

The meeting was called in order at 6:57 p.m. by Matt Cholewa, Chair.

II. **Approval of Minutes.**

Secretary – Minutes for Meeting of April 21, 2016, by motion made and seconded, with unanimous approval.

III. Treasurer's Report – As of April 30 is \$20,889.48.

IV. **Announcements and Reports.**

A. RU Kidding Me.

B. Report of the Chair:

3. Upcoming Meetings/Programs: June Connecticut Legal Conference panel on TRID and Caselaw and Statute review;
4. The Section approved \$1,500 to both UConn and Quinnipiac Real Property Awards;
5. Bud Harvey moved and the Section approved unanimously an additional contribution of \$2,000 to the UConn Memorial Fund, to be given in the names of Stu Bowen and Jim White;
6. After a discussion of whether the Section should have meetings on the 3rd or final Thursdays of the month, it was agreed that we should try to schedule meetings for the last Thursday or each month except where it was within a day or two of the final day or the month;
7. The Chair reported on growing concerns regarding low lender appraisals and requested feedback from members;
8. Nominations for Officers for 2016-2017; Ed Hill nominated Matthew Cholewa for Chair, Brian Cantor for Vice Chair, Woody Shelton for Treasurer and Carolyn Cavolo for Secretary and the slate was approved by members; the Chair also appointed Greg McCracken to be the Technology and Website Coordinator, Joette Trinh to be the Diversity Liaison and Alex Ricciardone to be Social Committee Co-Chair;
9. The membership discussed the proposed revised Section By-laws, Jordan Lustig and Bud Harvey were on hand for the discussion, the membership voted on and approved the By-laws but for section 3.4, which was to be revised in line with the membership discussion;
10. Ed Hill brought up online indexes for discussion and whether members thought the pay-to-view online land record indexes were problematic and whether the Section ought to consider pursuing legislation to address it.

V. **Legislative Committee Report: Carolyn Cavolo, Esq.**

Our Good Funds position was renewed for the upcoming legislative session; the Building Permit bill was orphaned in the Senate and we will pick it up again next session; Ed Hill presented on potential issue of town clerks that require Planning & Zoning to sign off on any

map to be filed and whether this is something we should consider pursuing with legislation, this item was put on the agenda to consider for next session.

VI. **Program** – “*Crumbling Foundation Insurance Coverage Cases*”

Presented by Ryan M. Suerth of Murtha Cullina LLP. Attorney Suerth presented a very interesting discussion on the multiple cases of failing foundations in Connecticut and the lawsuits that are being filed against the insurance companies involved regarding the policies and the coverage rejection letters being received by insureds. It appears as though some insurance companies are now willing to cover some of the cost of replacing these foundations and Attorney Suerth said to stay tuned to see what would happen with the pending lawsuits.

VII. **Adjournment.**

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

/s/ Carolyn J. Cavolo
Carolyn J. Cavolo, Esq.
Secretary