

**Massachusetts Board of Registration Real Estate Appraisers  
Minutes of the Board meeting held on February 12, 2015**

**Conference Room 1C, 1<sup>st</sup> Floor**

**Time: 10:00**

**Location: 1000 Washington St., Boston, MA**

**Members Present:**

Michael P. Giannelli, *Certified Residential Appraiser Member, Board Chairperson*

Dario M. Mercadante, *Certified General Member, Board Vice-Chairperson*

Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*

Paul G. Yorkis, *Licensed Real Estate Broker Member*

Thomas G. Kokoliadis, *Banking Member*

Brian K. White, *Public Member*

**Members Not Present:**

Dennis R. Smith, *Public Member*

**Administrative Staff Present:**

Ann-Margarette Barry, *Associate Executive Director*

Charles Kilb, *Board Counsel*

Gladys Clifton, *Board Administrator*

Paul Yorkis, Licensed Real Estate Broker Member arrived at 10:55am.

Michael Giannelli, Chair opened the meeting at 11:00 a.m. to the Public Session.

**Hearing – Robert Hadge (Docket No. RA-10-130)**

A motion was made by Michael Ginnelli to convene a hearing on Robert Hadge (RA-10-130). The motion was seconded by Brian White and unanimously accepted by the Board.

Thomas Kokoliadis and Timothy McDonough were recused and left the room during the hearing of Robert Hadge (RA-0-130).

**Representatives and Attendees for Robert Hadge:**

Arielle B. Kristan, Respondent's Attorney

Tyler Chapman, Respondent's Attorney

Robert Hadge, Respondent

Donald Hadge, Attorney and brother to Respondent

Toni Hadge, wife of Respondent

**Representatives for Real Estate Appraiser Board:**

Kevin Scanlon, Chief Legal Counsel

Jim Read, Chief Prosecutor

**Deliberations – Quasi Judicial: Robert Hadge (Docket No. RA-10-130):** A motion was made by Michael Ginnelli to enter into Quasi Judicial Session under MGL c. 30A, section 18 for the Board to deliberate in closed session on Robert Hadge (RA-10-130). The motion was seconded by Dario Mercadante and unanimously accepted by the Board.

Upon returning to open session, the Board reported the following:

A motion was made by Michael Ginnelli, seconded by Dario Mercadante, and it was unanimously voted to issue an addendum to the Board's prior Final Decision and Order. The following Board Members voted:

Michael Giannelli  
Dario Mercadante  
Paul Yorkis  
Brian White

Thomas Kokoliadis and Timothy McDonough returned to the open session of the Board meeting.

**Motion to Reconsider – Quasi-Judicial: Arol Charbonneau (Docket RA-12-091) – Deliberations:** A motion was made by Michael Ginnelli to review Respondent's Motion to Reconsider. The motion was seconded by Paul Yorkis and unanimously accepted by the Board.

Upon returning to open session, the Board reported the following:

The Board voted to deny Respondent's Motion to Reconsider.

**Vote on Minutes of December 11, 2014 –** Motion was made by Michael Giannelli to approve the minutes of December 11, 2014. The motion was seconded by Paul Yorkis and unanimously adopted by the Board.

A motion was made by Michael Giannelli to enter into an Investigative Conference pursuant to MGL ch.112, section 65C. This motion was seconded by Timothy McDonough and was unanimously agreed to by the Board.

Thomas Kokoliadis recused and left the room during the discussion of Christopher Courtney (RA-15-013) and Mark Wolpers (RA-15-025).

Dario Mercadante left the Board meeting at 12:56 p.m.

**Complaints and Investigative Conference per M.G.L. c.112, s. 65C:**

A motion was made by Michael Giannelli to adopt and ratify the complaints listed in Investigatory Conference. The motion was seconded by Brian White and unanimously adopted by the Board.

Docket	Complainant	Licensee	Board Decisions
RA-15-002	Board	Bacevicius	Sent to Office of Prosecutions
RA-15-006	Consumer	Accardi	Dismiss
RA-15-008	Consumer	Donahue	Sent to Office Prosecutions
RA-15-010	Consumer	DeSantis	Invite to Investigatory Conference

RA-15-013	Consumer	Courtney	Sent to Office of Prosecutions
RA-15-019	Consumer	Anderson	Sent to Office of Prosecutions
RA-15-025	Consumer	Wolpers	Sent to Office of Prosecutions
RA-15-026	Consumer	Jones	Sent to Office of Prosecutions

The Board returned to Open Session.

**License Application Report:**

A motion was made by Michael Giannelli to adopt the License Application Report as amended. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.

First Name	Last Name	TC	Last action taken	Decision
Brad	Doerle	CG	Appraisal reports received	Request more information.
Matthew	Wood	CR	Appraisal reports received	Request more information.

**Education Report:**

A motion was made by Michael Giannelli to adopt the Education Report as amended. The motion was seconded by Timothy McDonough and unanimously adopted by the Board.

Provider Name	Course Name	Hours	Type	ResFlag	Decision
A La Mode Technologies, Inc.	Controlling Your Data with TOTAL	3	C	R	Approved
A La Mode Technologies, Inc.	Developing Compliant Reports Using TOTAL	7	C	R	Approved
ASFMRA	Basic Appraisal Procedures	28	C	E	Approved
ASFMRA	Basic Appraisal Procedures	30	P	R	Approved
ASFMRA	15 Hour National USPAP	15	P	USPAP	Approved
Appraisal Institute	Contract or Effective Rent: Finding the Real Rent	4	C	R	Approved
Dynasty School	On-line General Appraiser Market Analysis and Highest and Best Use	14	C	NR	Approved
MA & RI Chapter of the Appraisal Institute	Uniform Appraisal Standards for Federal Land Acquisitions	16	C	NR	Approved
MA & RI Chapter of the Appraisal Institute	The Discounted Cash Flow Model: Concepts, Issues and Applications	7	C	NR	Approved
MBREA	Breakfast with the Experts – Residential Appraising for Lenders Update – Collateral Underwriting & Residential Appraisal Update	3	C	R	Approved
Massachusetts Association of Assessing Officers, Inc.	Cost Approach to Value	34	C	R	Approved
McKissock, LP	On-line Appraisal of Industrial Incubators	7	C	NR	Approved

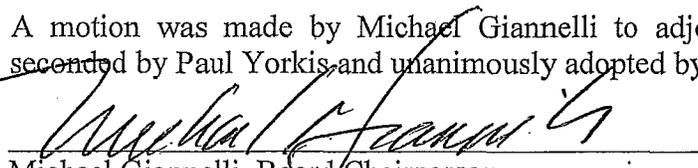
**New Items:**

- (a) **Associate Executive Director, Ann Barry's Report to the Board:** None
- (b) **Board Counsel, Charles Kilb's Report to the Board:** None

**List of Documents:**

- 1. Agenda dated February 12, 2015
- 2. Minutes dated December 11, 2014

A motion was made by Michael Giannelli to adjourn meeting at 1:35 p.m. The motion was seconded by Paul Yorkis and unanimously adopted by the Board.

  
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Michael Giannelli, Board Chairperson  
Board of Real Estate Appraisers

*Reasonable accommodations or modifications will be provided to individuals with disabilities to participate in the meeting taking place on the date listed above. All requests should be directed to Heather Peltier by calling 617-727-3110 or TTY/TDD: (617) 727-2099 by no later than a week prior to the meeting. While the Board will attempt to honor all requests, those requests received less than a week prior to the meeting may not be provided due to feasibility.*