

**Massachusetts Board of Registration Real Estate Appraisers
Minutes of the Board meeting held on April 9, 2015**

Conference Room 1C, 1st 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*

Dennis R. Smith, *Public Member*

Members Not Present:

Brian K. White, *Public Member*

Administrative Staff Present:

Ann-Margarette Barry, *Associate Executive Director*

Charles Kilb, *Board Counsel*

Gladys Clifton, *Board Administrator*

Michael Giannelli, Chair opened the meeting at 10:05 a.m. to the Public Session.

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

Thomas Kokoliades recused and left the room during the discussion of Robert Riley (RA-14-018) and Debbie Chan (RA-13-108).

Investigative Conference – Prosecutor Ann Marie Gallop-Belle – Closed Session under MGL ch 112, section 65C – Robert Riley (RA-14-018) and Debbie Chan (RA-13-108)

Robert Reilly (RA-14-018) – The Board provided the Prosecutor with guidance regarding a presented offer of settlement.

Debbie Chan (RA-13-108) – The Board provided the Prosecutor with guidance regarding a presented offer of settlement.

Thomas G. Kokoliades returned to the meeting.

Investigative Conference – Jeffrey DeSantis (Docket No. RA-15-010) – Closed Session under MGL ch. 112, sec. 65C.

Jeffrey DeSantis (RA-15-010) appeared before the Board to discuss his appraisal of 63 Summit Avenue, Winthrop, MA. Motion was made by Michael Giannelli to send the Licensee an Advisory Letter. The motion was seconded by Dario Mercadante and unanimously adopted by the Board.

A motion was made by Michael Giannelli to enter into Executive Session for Charles Kilb, Board Attorney to discuss the case against Arol J. Charbonneau (RA-12-091). The motion was seconded by Paul G. Yorkis and was approved by a roll call vote. The vote was as follows:

Michael P. Giannelli – yes
Dairo M. Mercadante – yes
Timothy McDonough – yes
Paul G. Yorkis – yes
Dennis R. Smith – yes
Thomas G. Kokoliades – yes

The chair anticipated that the Executive Session would require approximately 15 minutes.

See separate minutes.

Board returned to open session.

Vote on Minutes of February 12, 2015 – Motion was made by Michael Giannelli to approve the minutes of February 12, 2015 and vote on the dates for the next Subcommittee and Full Board meetings. The motion was seconded by Paul Yorkis and unanimously adopted by the Board.

Vote on Schedule of Next Board Meeting Date:

Subcommittee Meeting Date: May 14, 2015

Full Board Meeting Date: June 11, 2015

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

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 Timothy McDonough and unanimously adopted by the Board.

Present for Subcommittee meeting of March 19, 2015; Michael Giannelli, Dario Mercadante, Timothy McDonough, Thomas Kokoliadis and Brian White.

Also, for Subcommittee meeting of March 19, 2015, Michael Giannelli and Dario Mercadante recused and left the room during the discussion of Martha Lindgren (RA-15-015).

Docket	Complainant	Licensee	Subcommittee Review
RA-15-007	Consumer	Cassinello	Sent to Office of Prosecutions
RA-15-013	Board	Lindgren	Sent to Office of Prosecutions

RA-15-016	Consumer	Kinuthia	Advisory Letter
RA-15-018	Consumer	Kuria	Advisory Letter
RA-15-020	Consumer	Kenney	Dismiss
RA-15-030	Consumer	Cassinello	Send to Office of Prosecutions

Docket	Complainant	Licensee	Board Decisions
RA-15-021	Consumer	Gustitus	Send to Office of Prosecutions
RA-15-036	Board	Salam	Send 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 Paul Yorkis and unanimously adopted by the Board.

First Name	Last Name	TC	Last action taken	Decision
Brad	Doerle	CG	Appraisal reports received	Approved
John	Madden	CG	Pending more information	For Board review
Matthew	Wood	CG	Response letter received	Approved

Education Report:

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

Provider Name	Course Name	Hours	Type	ResFlag	Decision
A La Mode Technologies, Inc.	Mobile Appraiser Workflow	7	C	R	Approved
A La Mode Technologies, Inc.	Accurate Sketching Made Easy	3	C	R	Approved
ASFMR	Highest and Best Use Seminar	8	C	E	Approved
ASFMR	Going Concern Value and Intangible Assets	8	C	E	Approved
ASFMR	Appraising Natural Resources	8	C	E	Approved
ASFMR	Appraisal Through the Eyes of the Reviewer	7	C	E	Approved
IRWA	The Valuation of the Partial Acquisitions, IRWA Course 421	32	C	E	Approved
IRWA	The Valuation of Environmentally Contaminated Real Estate, IRWA Course 417	16	C	E	Approved
IRWA	Easement Valuation, IRWA Course 403	8	C	E	Approved
IRWA	Problems in the Valuation of Partial Acquisitions, IRWA Course 431	8	C	E	Approved
IRWA	Residential Relocation Assistance, IRWA Course 501	16	C	E	Approved

IRWA	Advanced Residential Relocation Assistance, IRWA Course 503	8	C	E	Approved
IRWA	Non-Residential Relocation Assistance, IRWA Course 502	16	C	E	Approved
IRWA	Advanced Business Relocation Assistance, IRWA Course 506	16	C	E	Approved
MBREA	Understanding, Applying & Adopting Collateral Underwriter	3	C	NR	Approved
MBREA	Understanding, Applying & Adopting Collateral Underwriter	3	C	R	Approved
McKissock, LP	On-line Marcellus Shale: Effects of Energy Resource Operations	3	C	E	Approved
McKissock, LP	On-line Appraisal Review for Commercial Appraisers	7	C	E	Approved
McKissock, LP	The New FHA Handbook 4000.1	7	C	E	Approved
MA & RI Chapter of the Appraisal Institute	Appraiser and Assessor: RE Tax Valuation Overview and Issues	2	C	NR	Approved

New Items:

(a) **Associate Executive Director, Ann Barry's Report to the Board:** None

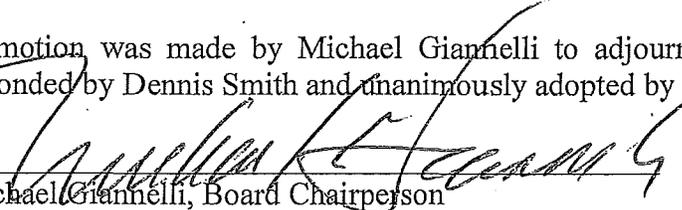
(b) **Board Counsel, Charles Kilb's Report to the Board:**

- (i) **Regulations:** Attorney Kilb notified the Board that the Governor issued an Executive Order declaring a moratorium on regulations. Also, the Board must review all regulations within the next year to ensure that the regulations meet the factors outlined in the Governor's Executive Order otherwise the regulations may sunset in one (1) year.

List of Documents:

1. Agenda dated April 9, 2015
2. Minutes dated February 12, 2015

A motion was made by Michael Giannelli to adjourn meeting at 11:40 a.m. The motion was seconded by Dennis Smith and unanimously adopted by the Board.


 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.