

**Massachusetts Board of Registration Real Estate Appraisers
Minutes of the Board meeting held on August 20, 2015**

Conference Room 1C, 1st Floor

Time: 10:15 a.m.

Location: 1000 Washington St., Boston, MA

Members Present:

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

Paul Yorkis, *Licensed Real Estate Broker Member*

Michael Kramer, *Public Member*

Thomas Kokoliadis, *Banking Member*

Brian White, *Public Member*

Members Not Present:

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

Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*

Administrative Staff Present:

Ann-Margarette Barry, *Executive Director*

Charles Kilb, *Board Counsel*

Cynthia Bernadeau, *Board Administrator*

Dario M. Mercadante, Board Vice-Chairperson opened the meeting at 10:17 a.m.

Vote on Minutes of June 11, 2015 – Motion was made by Dario Mercadante to approve the minutes of June 11, 2015. The motion was seconded by Brian White and unanimously adopted by the Board.

Schedule Next Board Meeting Date –The next full Board meeting shall be held on October 22, 2015 at 10:15 a.m.

Investigative Conference – Closed Session under MGL ch.112, section 65C – Maria Hopkins (RA-15-038) and Elizabeth Gardner (RA-15-037).

Elizabeth Gardner (RA-15-037) – Licensee attended with Attorneys Galloway and Traft. A motion to dismiss the matter was made by Thomas Kokoliadis, seconded by Dario Mercadante and unanimously adopted by the Board.

Maria Hopkins (RA-15-038) – Licensee attended with Attorneys Galloway and Traft. A motion to dismiss the matter was made by Thomas Kokoliadis, seconded by Dario Mercadante and unanimously adopted by the Board.

Investigative Conference – Prosecutor James Reed – Closed Session under MGL ch.112, section 65C – Paul Bordieri (RA-13-044).

Thomas Kokoliadis recused and left the room during the discussion of Paul Bordieri (RA-13-044). Meeting begins at 11:18 a.m.

Paul Bordieri (RA-13-044) – The Board provided the Prosecutor with guidance regarding a presented offer of settlement.

Thomas Kokoliadis returned to Investigative Session.

Investigative Conference Closed Session under MGL ch.112, section 65C – Dean Chandler (RA-15-039) and Robert Hurley (RA-15-040).

Dean Chandler (RA-15-039) - Licensee attended with Attorneys Galloway and Traft. A motion to issue an Advisory Letter was made by Thomas Kokoliadis, seconded by Dario Mercadante and unanimously adopted by the Board.

Robert Hurley (RA-15-040) - Licensee attended with Attorney Markowski. A motion to issue an Advisory Letter was made by Thomas Kokoliadis, seconded by Dario Mercadante and unanimously adopted by the Board.

Board returned to open session at 12:03 p.m.

Application for a State-Certified Residential Appraiser License: Eamon Casucci (Applicant) and Maria Hopkins (Supervisor) – The Applicant remitted an Application for a State-Certified Residential Appraiser License and attended the meeting with his Supervisor, Maria Hopkins, and with Attorneys Galloway and Traft. The Applicant appeared before the Board to discuss his three (3) submitted appraisal reports selected from his work experience log. A motion to approve the Applicant to sit for the State-Certified Residential Appraiser examination was made by Paul Yorkis, seconded by Brian White and unanimously adopted by the Board.

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

Investigative Conference – Prosecutor Mary Pixley – Closed Session under MGL ch.112, section 65C – Joseph Neading (RA-13-070).

Joseph Neading (RA-13-070) – The Board provided the Prosecutor with guidance regarding a presented offer of settlement.

Investigative Conference – Prosecutor Annemarie Gallop-Belle – Closed Session under MGL ch.112, section 65C – William Furney (RA-14-057).

William Furney (RA-14-057) – The Board provided the Prosecutor with guidance regarding a presented offer of settlement.

Final Decision and Order – Quasi-Judicial: Closed Session under MGL 30A, Section 18 Leonard Bacevicius (RA-15-002).

Leonard Bacevicius (RA-15-002) – Final Decision and Order by Default - A motion was made by Dario Mercadante to revoke license. The motion was seconded by Paul Yorkis and unanimously adopted by the Board.

A motion was made by Dario Mercadante to enter into an Investigative Conference/Complaints by Closed Session at 12:46 p.m. Motion was unanimously agreed to by the Board.

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

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

Thomas G. Kokoliadis recused himself and left the room during the discussion of Jay Sousa (RA-15-045)

Docket	Complainant	Licensee	Subcommittee Review
RA-15-041	Consumer	Tarantino	Tabled
RA-15-043	Consumer	Luber	Sent to Office of Prosecution
RA-15-044	Consumer	Demella	Advisory Letter
RA-15-045	Consumer	Sousa	Dismissed
RA-15-046	Consumer	Morehouse	Dismissed

Docket	Complainant	Licensee	Board Review
RA-15-041	Consumer	Tarantino	Tabled until next meeting
RA-15-042	Consumer	Carroll-Melker	Dismissed

A motion was made by Dario Mercadante to enter into Executive Session pursuant to M.G.L. c. 30A, section 21 for a discussion of pending litigations and seconded by Paul Yorkis at 12:53 p.m.

Unanimous vote to enter into Executive Session. The chair estimated that this discussion would take approximately 15 minutes.

License Application Report:

A motion was made by Dario Mercadante 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	Recommendations
Roy	Benjamin	CG	Response to application denial.	Approved
David	Szczepanek	CG	Response to application denial.	Approved.
Jason	Taunton-Rigby	CG	Response to application denial.	Approved.
Eamon	Casucci	TR	Invited to August 20, 2015 Board Meeting.	Approved
Lisa	Silva	CG	3 appraisal reports received	Approved.
Angelique	Wilgus	CR	Response to application denial.	Approved.
Jodi	Fish	CR	Response to application denial.	Approved.
Lauren	McLucas	CR	3 appraisal reports received	Approved

First Name	Last Name	TC	Last action taken	Recommendations
John	Madden	CG	Need response from applicant.	3 Reports Received.

Education Report:

A motion was made by Dario Mercadante to adopt the Education Report as amended. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.

Courses For Agenda

Provider Name	Course Name	Hours	Type	ResFlag	Recommendations
McKissock, LP	Online Managing Appraisal Liability	6	C	R	Approved.
MBREA	Breakfast with the Experts: The Effect of Wind Turbines on Residential Values	2	C	R	Approved.
MAAO	IAAO Workshop 181, 7-hour USPAP	7	C	USPAP	Approved.
Appraisal Institute	Online Appraising Convenience Stores	7	C	NR	Approved.
The Columbia Institute	2015 Appraisal Summit and Expo, No. 215	14	C	R	Approved.
McKissock, LP	Avoiding Mortgage Fraud for Appraisers	7	C	R	Approved.
McKissock, LP	Expert Witness Testimony: To Do or Not To Do - Live Webinar	4	C	R	Approved.
McKissock, LP	Work File: Your Best Defense Against An Offense	6	C	R	Approved.
McKissock, LP	Fannie Mae Appraisal Guidelines Live Webinar	4	C	R	Approved.
Appraisal Institute	FHA Appraising for Valuation Professionals	7	C	R	Approved.
ASFMRA	ASFMRA 86 th Annual Convention Day 1	6	C	E	Approved.
ASFMRA	ASFMRA 86 th Annual Convention Day 2	3	C	E	Approved.
ASFMRA	Rapid Fire Case Studies	6	C	E	Approved.
Massachusetts and Rhode Island Chapter of the Appraisal Institute	Introduction to Vineyards and Deed Restricted Land Valuation	2	C	NR	Approved.

I. New Items:

(a) Executive Director, Ann Barry's Report to the Board:

1. The Board was notified that the Appraisal Subcommittee (ASC) shall conduct its bi-yearly review on May 23-26, 2016

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

1. The Board Counsel presented the below Delegation of Authority:

DELEGATION OF AUTHORITY

The Board of Registration of Real Estate Appraisers ("Board") hereby adopts the following rules governing the delegation of its authority to staff necessary to meet the day to day requirements of the Board.

The Board hereby delegates the following authority to the Executive Director, Deputy Director, and Board Counsel:

- a) To act as signatory for any Board decisions, correspondence, or other actions taken by the Board. This shall include, but not be limited to, signing Orders to Show Cause, advisory letters, and Final Decisions executed by the Board;
- b) To send complaints to the Office of Prosecutions for further handling, back to the Office of Investigation for further investigation, and closing complaints after a final disposition has been made by the Board and/or any subcommittees created by the Board;
- c) To execute and amend consent agreements on the behalf of the Board within the scope of recommendations by the Board and/or any subcommittees created by the Board;
- d) To commence summary suspension proceedings when the given licensee's continued practice would jeopardize the public's health, safety, or welfare; and
- e) To execute final decisions and orders by default, including the uniform sanctions used by the Board for that purpose, against licensed and unlicensed individuals where those individuals have failed to appear and defend themselves in an adjudicatory proceeding.

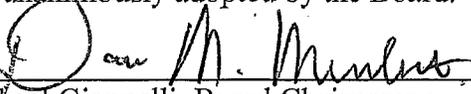
A motion to adopt the above Delegation of Authority was made by Dario Mercadante, seconded by Thomas Kokoliadis and unanimously adopted by the Board.

2. The Board Counsel distributed a draft of the regulations. The Board shall discuss at its next meeting.

List of Documents:

1. Agenda dated August 20, 2015
2. Minutes dated June 11, 2015
3. Delegation of Authority

Dario Mercadante made a motion to adjourn meeting at 1:21 p.m., seconded by Thomas Kokoliadis and unanimously adopted by the Board.



Michael Giannelli, Board Chairperson
Board of Registration of Real Estate Appraisers