

**Massachusetts Board of Registration Real Estate Appraisers
Minutes of the Board meeting held on February 25, 2016**

Conference Room 1C, 1st Floor

Time: 10:15 a.m.

Location: 1000 Washington St., Boston, MA

Members Present:

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

Thomas Kokoliadis, *Banking Member, Board Vice-Chairperson*

Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*

David Paez, *Licensed Real Estate Broker Member*

Michael Kramer, *Public Member*

Brian White, *Public Member*

Board Members Not Present:

William McLaughlin, *Certified General Member*

Administrative Staff Present:

Ann-Margarette Barry, *Executive Director*

Charles Kilb, *Board Counsel*

Michael Giannelli, Board Chairperson opened the meeting at 10:15 a.m.

Evacuation Procedures: Ann Barry reviewed the evacuation procedures.

Welcome New Board Member: William McLaughlin – tabled as Board Member unable to attend

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

Investigative Conference – Prosecutor Annemarie Gallop-Belle – Closed Session under MGL ch. 112, section 65C – Ann Bertelli (RA-13-095) – The Board provided the Prosecutor with guidance.

Vote on Minutes of December 17, 2015 – Motion was made by Michael Giannelli to approve the minutes. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.

Schedule Next Board Meeting Date – Subcommittee Meeting Date: March 17, 2016; Full Board Meeting Date: April 28, 2016

A motion was made by Michael Giannelli to enter into Quasi-Judicial: Closed Session under MGL ch. 30A, Section 18, seconded by Timothy McDonough and unanimously agreed to by the Board.

Final Decision and Order – Quasi-Judicial: Closed Session under MGL ch. 30A, Section 18

Matthew Mitchell (RA-12-066 and RA-12-093) – The Board tabled the matter for the next Board meeting.

Christopher Cassinello (RA-12-013) – The Board already revoked the Licensee’s license by default on docket RA-15-007 and RA-15-030. A motion was made by Michael Giannelli to continue the revocation on RA-12-013 given the previous cases. The motion was seconded by Timothy McDonough and unanimously adopted by the Board.

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

A motion was made by Michael Giannelli to enter into Investigative Conference - Closed Session under MGL ch. 112, Section 65C, seconded by Timothy McDonough and unanimously agreed to by the Board.

Thomas Kokoliadis recused himself and left the room during the discussion of Marilyn Ganame (RA-15-051) and Marie Limongelli (RA-15-053).

Timothy McDonough recused himself and left the room during the discussion of Marilyn Ganame (RA-15-051) and Marie Limongelli (RA-15-053).

Docket	Complainant	Licensee	Board Review
RA-15-051	Board	Ganame	Send to Office of Prosecution
RA-15-053	Board	Limongelli	Send to Office of Prosecution
2015-001380-IT-ENF	Consumer	DiPerna	Dismiss
2016-000015-IT-ENF	Board	Lewis	Send to Office of Prosecution

License Application Report:

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

First Name	Last Name	TC	Last action taken	Decision
Bonnie	Urbano		3 Reports Received	Approved
Danyl	Collings		3 Reports Received	Approved
Neil	Maloney		3 Reports Received	Approved
John	Keane		3 Reports Received	Approved
Andrew	Booras		3 Reports Received	Approved

Education Report:

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

Courses For Agenda

Provider Name	Course Name	Hours	Type	ResFlag	Decision
MBREA	2016-2017 7-Hour USPAP Update Equivalency	7	CE	R,NR	Approved
North Central Massachusetts Association of Realtors, Inc.	USPAP 2016-2017 7-Hour Update	7	Seminar	R,NR	Approved
Dynasty School	2016-2017 7-Hour USPAP Update Equivalent - Online	7	CE	R,NR	Approved
JMB Real Estate Academy	2016-2017 7-Hour USPAP Update (Distance Ed.)	7	CE	R,NR	Approved
ASFMRA	Best Practices for Rural Property Appraisal	8	Seminar	E	Approved

New Items:

(a) **Office of Investigations Update:** None

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

1. **Election of Vice-Chairperson:** A motion was made by Michael Giannelli to nominate Thomas Kokoliadis as Vice Chairperson. The motion was seconded by Timothy McDonough and unanimously adopted by the Board.
2. **Test Vendor:** The Division of Professional Licensure selected a new test vendor, PSI. The new vendor shall begin administrating the appraiser examination as of April 1, 2016. Ann Barry sent letters to all the Board approved Schools as to the new vendor and posted it on the Board's website.

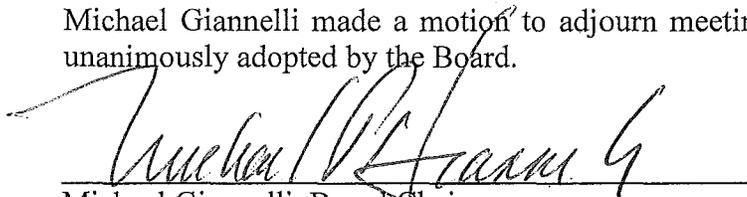
(c) **Board Counsel, Charles Kilb's Report to the Board:**

1. **Regulation Review for Executive Order 562:** Attorney Kilb notified the Board that he submitted the Board's proposed regulatory amendments to the Division of Professional Licensure (DPL). Once approved by DPL, Office of Consumer Affairs (OCA) and the Governor's office, the Board will hold a public hearing on the proposed regulatory amendments.
2. **Potential Areas of Change to the Real Property Appraiser Qualifications Criteria:** The Board reviewed the Discussion Draft by the Appraiser Qualifications Board for "Potential Areas of Change to the Real Property Appraiser Qualifications Criteria". The Board provided Board Counsel with guidance as to the AQB's Discussion Draft.

List of Documents:

1. Agenda dated February 25, 2016
2. Minutes dated December 17, 2015
3. Discussion Draft by the Appraiser Qualifications Board for "Potential Areas of Change to the Real Property Appraiser Qualifications Criteria", dated February 11, 2016

Michael Giannelli made a motion to adjourn meeting at 12:40pm, seconded by Brian White and unanimously adopted by the Board.

A handwritten signature in black ink, appearing to read "Michael Giannelli", is written over a horizontal line.

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