

**Massachusetts Board of Registration Real Estate Appraisers  
Minutes of the Board meeting held on April 28, 2016**

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

**Time: 10:15 a.m.**

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

**Members Present:**

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

Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*

William McLaughlin, *Certified General Member*

Michael Kramer, *Public Member*

Brian White, *Public Member*

**Board Members Not Present:**

David Paez, *Licensed Real Estate Broker Member*

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

**Administrative Staff Present:**

Ann-Margarette Barry, *Executive Director*

Charles Kilb, *Board Counsel*

Michael Giannelli, Board Chairperson opened the meeting at 10:20 a.m.

**Evacuation Procedures:** Ann Barry reviewed the evacuation procedures.

**Welcome New Board Member:** William McLaughlin

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 – Investigative Conference – Closed Session under MGL ch. 112, section 65C: Robert Pawlak (Docket No. RA-16-002)** – The Board referred the matter to the Office of Prosecution.

**Investigative Conference – Prosecutor Annemarie Gallop-Belle – Closed Session under MGL ch. 112, section 65C: Paula Renzullo-Ringham (RA-14-044)** – Michael Giannelli recused and left the room during the discussion. The Board provided the Prosecutor with guidance.

**Investigative Conference – Prosecutor Mary Pixley – Closed Session under MGL ch. 112, section 65C: Michael Sutton (RA-13-015)** - The Board provided the Prosecutor with guidance.

A motion was made by Michael Giannelli to enter into an Open Session seconded by Timothy McDonough and unanimously agreed to by the Board.

**James Read, Chief Prosecutor – Office of Prosecution** – Attorney Read provided an overview of the Office of Prosecution and the prosecution of case.

**Vote on Minutes of February 25, 2016** – Motion was made by Michael Giannelli to approve the minutes. The motion was seconded by Brian White and unanimously adopted by the Board.

**Schedule Next Board Meeting Date** – Full Board Meeting Date: May 26, 2016; Subcommittee Meeting Date: July 21, 2016 (no June 2016 meeting)

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.

**Richard Walsh (RA-14-068):** Request to reconsider default revocation – The Licensee requested to reinstate his appraiser license after the Board issued a Final Decision and Order by Default on September 11, 2015. A motion was made by Michael Giannelli to deny the request, seconded by Timothy McDonough and unanimously agreed to by the Board.

A motion was made by Michael Giannelli to Executive Session under MGL ch. 30A, section 21 – Pending Litigation, seconded by Michael Kramer 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-12-096)** – Final Decision and Order - A motion was made by Michael Giannelli to impose Probation with conditions. The motion was seconded by Brian White and unanimously adopted by the Board.

**Robert Brunelle (RA-14-070)** – Final Decision and Order - A motion was made by Michael Giannelli to impose Probation with conditions. 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.

Docket	Complainant	Licensee	Board Review
2015-001384-IT-ENF	Consumer	Marsele	Sent to Office of Prosecution
2015-001387-IT-ENF	Consumer	Marsele	Sent to Office of Prosecution
2015-001388-IT-ENF	Consumer	Marsele	Sent to Office of Prosecution
2015-001510-IT-ENF	Consumer	Collard	Dismiss
2015-001520-IT-ENF	Consumer	Koncius	Sent to Office of Prosecution

**License Application Report:**

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

First Name	Last Name	TC	Last action taken	Decision
Teresa	Vanga		3 Reports Received	Approved.

**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.

**Courses For Agenda**

Provider Name	Course Name	Hours	Type	ResFlag	Decision
MA/RI Chapter of the Appraisal Institute	Hot Topics and Myths Regarding Appraiser Liability	3	CE	R, NR	Approved.
OnCourse Real Estate Inc.	2016-2017 7-Hour USPAP Update Equivalency	7	CE	USPAP	Approved.
MBREA	Property and Valuation Analysis for FHA	7	CE	R	Approved.
ASFMRA	Valuation of Donated Real Estate, including Conservation Easements 2016 IRS Seminar	8	Seminar	E	Approved.
ASFMRA	Appraising Rural Residential Properties	8	Seminar	E	Approved.
McKissock, LP	Basic Hotel Appraising – Limited Service Hotels	7	CE	R	Approved.
McKissock, LP	Appraisal of Single Tenant Distribution Centers	8	CE	R	Approved.
Alterra Group	2016 Appraiser Training	7	Seminar	R	Approved.
Appraisal Institute	Online 2016-2017 7-Hour USPAP Update Equivalency	7	CE	USPAP	Approved.
JMB Real Estate Academy	Online Property and Valuation Analysis for FHA	7	CE	R	Approved.
JMB Real Estate Academy	Online Better to be Safe than Sorry	7	CE	R	Approved.
ASFMRA	Appraising Ag Facilities: Poultry Seminar	8	Seminar	E	For Board Review.
MBREA	Breakfast with the Experts: Oddball Properties	3	CE	NR	For Board Review.
Alterra Group	2016 Keynote/Fraud/Regulatory Update	7	Seminar	R	For Board Review.

**New Items:**

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

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

1. **Appraisal Subcommittee May 23-26, 2016:** The Board was reminded regarding the upcoming compliance review by the Appraisal Subcommittee.

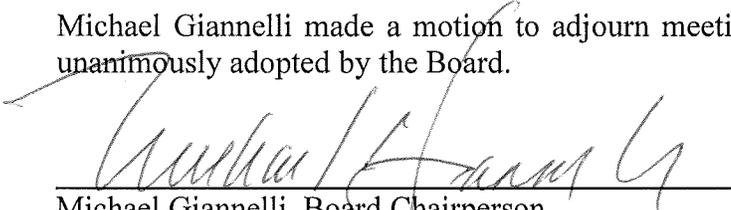
**(c) Board Counsel, Charles Kilb's Report to the Board:**

1. **Regulation Review for Executive Order 562:** The Board's proposed regulations are still pending review by various state agencies and the Governor's Office.

**List of Documents:**

1. Agenda dated April 28, 2016
2. Minutes dated February 25, 2016
3. Richard Walsh (RA-14-068): Request to reconsider default revocation, dated January 14, 2016

Michael Giannelli made a motion to adjourn meeting at 12:45pm, seconded by Brian White and unanimously adopted by the Board.



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