

**Massachusetts Board of Real Estate Appraisers  
Minutes of the Board Meeting held on December 19, 2019**

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

**Time: 10:45 a.m.**

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

**Members Present:**

Michael Giannelli, *Certified Residential Appraiser Member*

Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*

Paula Wolfe, *Certified Residential*

Tracy Sharkey, *Licensed Real Estate Broker*

Thomas Kokoliadis, *Banking Member*

William McLaughlin, *Certified General Member*

**Members Not Present:**

**Administrative Staff Present:**

Shawn T. Murphy, *Executive Director*

Colleen Cavanaugh, *Associate Executive Director*

Lynn Read, *Board Counsel*

**Public Present:**

Steve Sousa representing MBREA

**Call to Order** – The meeting was opened at 10:37 a.m.

**Evacuation Procedures:** Shawn Murphy reviewed the evacuation procedures.

**Vote on Minutes of November 21, 2019** – MOTION was made by Thomas Kokoliadis to approve the minutes of the public meeting held November 21, 2019 as written. The Motion was seconded by Timothy McDonough and unanimously adopted by the Board.

**Schedule Next Board Meeting Date**

The next Full Board meeting date will be: January 16, 2020.

**Board Counsel's Report to the Board:**

The hearing for the proposed changes to the Board's regulation on appraiser qualifications, 264 CMR 5.00, will be set up before the meeting scheduled for January 16, 2020 at 9:30 a.m.

**License Application Report**

MOTION was made by Timothy McDonough to approve the Education Report. The Motion was seconded by Paula Wolfe and unanimously approved by the members present.

First Name	Last Name	TC	Last action taken	Recommendations
James	Downie	CR	3 reports received	Approved
Jim	Coners	CR	3 reports received	Approved

## **Discussion**

### **Draft Regulations for Appraisal Management Companies**

Members, Board counsel and Mr. Sousa of MBREA discussed the 2019 Massachusetts statute establishing a regulatory program for appraisal management companies (AMCs). Ms. Read will present draft regulations for AMCs at the Board's next meeting. No formal action was taken.

### **Review Board's Existing Regulations 264 CMR 2.00-4.00 & 6.00-12.00**

Board counsel explained that under Executive Order 562 the Board will review all of its regulations for opportunities to streamline them. Board staff will send out a link to these regulations on the website so everyone can review them for next month's meeting.

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

MOTION to enter Closed Session at 11:54 a.m. under M.G.L. c. 112, s. 65C was made by Timothy McDonough. The motion was seconded by Tracy Sharkey and unanimously adopted by the Board.

MOTION to exit Closed Session and resume the open meeting at 12:56 p.m. was made by Thomas Kokoliadis. The motion was seconded by Timothy McDonough and unanimously adopted by the Board.

After the Investigative Conference the following was reported by the Board:

Docket	Board review
2019-000805-IT-ENF	Dismiss with Advisory

MOTION was made by Michael Giannelli to return to Open Session, seconded by Timothy McDonough and unanimously agreed to by the Board.

### **Final Decision & Order, Quasi-Judicial: Closed Session under G.L. c. 30A, Section 18:**

MOTION to enter Closed Quasi-Judicial Session was made at 12:56 p.m. under M.G.L. c 30A, Section 18(d) was made by Timothy McDonough, and thereafter to enter into closed Investigative Conference pursuant to G.L. c. 112, § 65C, and not to return to Open Meeting except to adjourn.. The Motion was seconded by Thomas Kokoliadis and unanimously adopted by the board.

During the closed Quasi-Judicial Session, the Board voted to take the following actions:

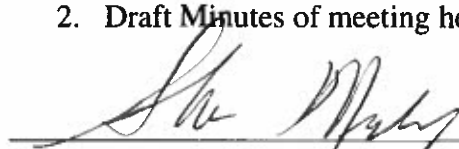
2017-001527-IT-ENF	Determined Final Decision and Order
2018-001060-IT-ENF	Determined Final Decision and Order

**Adjourn**

Timothy McDonough made a MOTION to adjourn meeting at 1:03 p.m., seconded by Thomas Kokoliadis and unanimously adopted by the Board.

**List of Documents Used in Open Meeting:**

1. Agenda for meeting of December 19, 2019
2. Draft Minutes of meeting held November 21, 2019



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Shawn T. Murphy Executive Director  
Board of Real Estate Appraisers