

**Massachusetts Board of Registration Real Estate Appraisers
Minutes of the Board Meeting held on November 18, 2021**

Time: 10:30 a.m.

Location: Microsoft Teams

Members Present:

Michael Giannelli, *Chair, Certified Residential Appraiser Member*
Thomas Kokoliadis, *Vice Chair, Banking Member*
William McLaughlin, *Certified General Appraiser Member*
Matthew Jenkins, *AMC Member*

Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*
Paula Wolfe, *Certified Residential Appraiser Member*
Tracy Sharkey, *Real Estate Broker Member*

Administrative Staff Present:

Kristin Mitchell, *Executive Director*
Charles Kilb, *Board Counsel*

All Board members and staff appeared by videoconference.

- I. Call to Order** – Board Chair Michael Giannelli opened the meeting at 10:32 a.m.
- II. Vote on Minutes of September 9, 2021** – A MOTION was made by Mr. McDonough to approve the minutes of September 9, 2021, as written. The Motion was seconded by Mr. Kokoliadis and unanimously adopted by a roll call vote: Giannelli – “Yes”; Kokoliadis – “Yes”; Jenkins – “Yes”; McDonough – “Yes”; McLaughlin – “Yes”; Sharkey – “Yes”; Wolfe – “Yes”;
- III. Executive Director’s Report to the Board:** Kristin Mitchell informed the Board of the numbers of new applications received and licenses issued since the last Board meeting.

Next Board Meeting Date

Subcommittee Meeting Date: December 9, 2021

Full Board Meeting Date: January 13, 2022

- IV. Board Counsel’s Report to the Board** – Board Counsel, Charles Kilb, stated that he did not have anything to report separate from the items on the agenda.
- V. License Application Report:** A MOTION was made by Mr. Kokoliadis to accept Board Reviewers’ recommendations of approval for license applications. The Motion was seconded by Mr. McDonough and unanimously adopted by a roll call vote: Giannelli – “Yes”; Kokoliadis – “Yes”; Jenkins – “Yes”; McDonough – “Yes”; McLaughlin – “Yes”; Sharkey – “Yes”; Wolfe – “Yes”;

<u>Applicant</u>	<u>License Type</u>	<u>Last Action Taken</u>
LG	LA	Board Approved
MH	LA	Board Approved
KB	LA	Board Approved

VI. Education

Report:

A MOTION was made by Mr. Kokoliadis to accept Board Reviewers' recommendations of approval for education courses, seconded by Mr. McDonough and unanimously adopted by a roll call vote: Giannelli – "Yes"; Kokoliadis – "Yes"; Jenkins – "Yes"; McDonough – "Yes"; McLaughlin – "Yes"; Sharkey – "Yes"; Wolfe – "Yes".

Provider Name	Course Name	Hours	Type	Res Flag	AQB Appr.	Recommendations
ASFMRA	Rapid Fire Case Studies 2021	5	S	E/NR	No	Board Approved
George Dell	Stats, Graphs, and Data Science 1	14	C	R/NR/E	No	Board Approved
Appraisal Institute	Online Residential Report Writing and Case Studies	15	P	R	Yes	Staff Approved
McKissock, LP	Live Webinar: Diversify Your Practice with Assessment Appeals	4	C	E	Yes	Staff Approved
McKissock, LP	2022-2023 7 Hour National USPAP Update Course	7	C	USPAP	Yes	Staff Approved
McKissock, LP	2022-2023 7-Hour National USPAP Update Course (Distance Education)	7	C	USPAP	Yes	Staff Approved
MBREA	2022-2023 7 Hour National USPAP Update Course	7	C	USPAP	Yes	Staff Approved
ASFRMA	2022-2023 7 Hour National USPAP Update Course	7	C	USPAP	Yes	Staff Approved
Appraisal Institute	2022-2023 7 Hour National USPAP Update Course	7	C	USPAP	Yes	Staff Approved
McKissock, LP	Live Webinar: Appraising Condominium Units	3	C	E	Yes	Staff Approved
McKissock, LP	Live Webinar: Diversify Your Appraisal Practice with Estate Appraisals	3	C	E	Yes	Staff Approved

McKissock, LP	Live Webinar: Fundamentals of Expert Witness Testimony	4	C	E	Yes	Staff Approved
McKissock, LP	Live Webinar: The Appraiser's Guide to HUD Handbook 4000.1	7	C	E	Yes	Staff Approved
McKissock, LP	Live Webinar: Valuation of Residential Solar	3	C	E	Yes	Staff Approved
McKissock, LP	2022-2023 7-Hour National USPAP Update Course (Synchronous)	7	C	USPAP	Yes	Staff Approved
JMB Real Estate Academy, Inc	2022-2023 7-Hour National USPAP Update Course (Classroom)	7	C	USPAP	Yes	Staff Approved

VII. Discussion:

- (a) **Karen Bertolino: Request for Extension of Trainee License:** Ms. Mitchell presented Karen Bertolino to the Board. Explaining that Ms. Bertolino had used all the renewals permitted by statute without meeting the requirements for experience hours, Chair Giannelli asked Ms. Bertolino to speak. Ms. Bertolino described her situation. Board Counsel Kilb discussed applicable rules and the Board discussed.

A MOTION was made by Mr. Kokoliadis motioned to allow for a new trainee license to be issued to Ms. Bertolino. The motion was seconded by Ms. Wolfe and unanimously adopted by a roll call vote: Giannelli – “Yes”; Kokoliadis – “Yes”; Jenkins – “Yes”; McDonough – “Yes”; McLaughlin – “Yes”; Sharkey – “Yes”; Wolfe – “Yes”;

The Board tabled the question whether Ms. Bertolino’s work experience under her original Trainee license could be counted under her new trainee license.

- (b) **Draft Policy on Distance Education:** After brief discussion, a MOTION was made by Mr. McDonough to accept policy as written. The motion was seconded by Ms. Sharkey and unanimously adopted by a roll call vote: Giannelli - "Yes"; Kokoliadis - "Yes"; Jenkins - "Yes"; McDonough - "Yes"; McLaughlin - "Yes"; Sharkey - "Yes"; Wolfe - "Yes".

- (c) **A. Salam request for Reinstatement:** Attorney Christopher Marino spoke to the Board on A. Salam’s behalf.

A MOTION was made by Mr. Kokoliadis to lift the Suspension and permit reinstatement if and when Rhode Island's suspension is lifted, then place Mr. Salam's license on Probation. The motion was seconded by Mr. McDonough and unanimously adopted by a roll call vote: Giannelli – "Yes"; Kokoliadis – "Yes"; Jenkins – "Yes"; McDonough – "Yes"; McLaughlin – "Yes"; Sharkey – "Yes"; Wolfe – "Yes".

VIII. Matters Not Reasonably Anticipated: Ms. Sharkey asked Board Counsel about having a fine chart. Mr. Kilb explained why the Board does not have one.

IX. Public Comment: Chair Giannelli opened the meeting to public comment.

Steve Sousa asked when the Policy on Distance Education previously adopted will go into effect. Board Chair advised that it is effective immediately.

Scott Dibiasio from the Appraisal Institute in Washington D.C. asked the Board's stance on PAREA, Practical Applications of Real Estate Appraisal, an alternative to the traditional model of Supervisor and Trainee. Ms. Mitchell stated the Board has not yet discussed this matter and will add it to the next meeting agenda.

X. Complaints and Investigative Conference, Closed Session per M.G.L. c. 112, s. 65C:
At 11:40 a.m. a MOTION was made by Mr. McDonough to exit Open Session and enter Closed Investigative Conference under M.G.L. c. 112, s. 65C, and the Board would not go back into Open session except to adjourn. The motion was seconded by Mr. Kokoliadis and unanimously adopted by the Board by a roll call vote: Giannelli – "Yes"; Kokoliadis – "Yes"; Jenkins – "Yes"; McDonough – "Yes"; McLaughlin – "Yes"; Sharkey – "Yes"; Wolfe – "Yes".

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

Docket	Board Ratification of Subcommittee Recommendation
2021-000397-IT-ENF	Forward to Prosecutions
2021-000582-IT-ENF	Forward to Prosecutions
2021-000638-IT-ENF	Forward to Prosecutions
Docket	Board Vote
2021-000830-IT-ENF	Forward to Prosecutions
2021-000891-IT-ENF	Dismissed
2021-000910-IT-ENF	Dismissed with Advisory
2021-000975-IT-ENF	Dismissed

XI. Adjourn:

Mr. McDonough made a MOTION to adjourn the meeting at 12:35 p.m., seconded by Ms. Wolfe and unanimously adopted by a roll call vote: Giannelli – “Yes”; Kokoliadis – “Yes”; Jenkins – “Yes”; McDonough – “Yes”; McLaughlin – “Yes”; Sharkey – “Yes”; Wolfe – “Yes”;

List of Documents Used in Open Meeting:

1. Agenda for meeting of November 18, 2021
2. Draft Minutes of meeting held September 9, 2021
3. Draft Policy on Distance Education

The above Minutes were approved at the Open Meeting held January 13, 2022



Kristin Mitchell, Executive Director
Board of Registration of Real Estate Appraisers