

**Massachusetts Board of Real Estate Appraisers  
Minutes of the Board Meeting held on January 13, 2022**

**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*  
Lynn Read, *Board Counsel*

All Board members and staff appeared by videoconference.

- I. Call to Order** – Board Chair Michael Giannelli opened the meeting at 10:34 a.m.
- II. Vote on Minutes of November 18, 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 stated that she did not have anything to report separate from the items on the agenda.

**Next Board Meeting Date**

Subcommittee Meeting Date: February 10, 2022

Full Board Meeting Date: March 10, 2022

- IV. Board Counsel’s Report to the Board** – Board Counsel, Lynn Read, reported that the policy on distance education has been posted on the Board’s website.
- 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>
KB	LA	Board Approved
MS	CR	Board Approved
KM	CR	Board Approved
PL	LA	More Reports Requested

**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
MA, RI & ME Chapter of Appraisal Institute	Economic Outlook and RE Trends 2022	2	C	NR/R	N	Board Approved
American Society of Appraisers	2022 ASA-IFA Eastern Region Conference - Day 2	7	C	R/NR/E	N	Board Approved
MBREA	What you should know about desktop and hybrid appraisals	4	S	R/NR	N	Board Approved
ASFMRA	Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) Course	23	S	NR/E	Y	Staff Approved
McKissock, LP	Live Webinar: Bifurcated and Hybrid Appraisals: A Practical Approach	4	C	E	Y	Staff Approved
McKissock, LP	Live Webinar: Market Disturbances-Market Analysis in Atypical Markets and Cycles	4	C	E	Y	Staff Approved
McKissock, LP	Live Webinar: Measuring 1-4 Unit Residential Properties-with ANSI Z765 Standard	4	C	E	Y	Staff Approved
McKissock, LP	Live Webinar: Mortgage Lending Appraisal Requirements: Fannie Mae and Freddie Mac	7	C	E	Y	Staff Approved
McKissock, LP	Live Webinar: Residential Property Inspections: An Appraiser's Perspective	7	C	E	Y	Staff Approved
McKissock, LP	Live Webinar: Supporting Adjustments: The Journey from Analysis to Adjusting	4	C	E	Y	Staff Approved
McKissock, LP	Live Webinar: Using Appraisal Report Templates Responsibly	3	C	E	Y	Staff Approved

<b>Appraisal Institute</b>	<b>2020-2021 15 Hour National USPAP Course</b>	<b>15</b>	<b>P</b>	<b>USPAP</b>	<b>Y</b>	<b>Staff Approved</b>
<b>McKissock, LP</b>	<b>Live Webinar: 2020-2021 15-hr National USPAP Course</b>	<b>15</b>	<b>P</b>	<b>USPAP</b>	<b>Y</b>	<b>Staff Approved</b>
<b>McKissock, LP</b>	<b>Live Webinar: Basic Appraisal Principles</b>	<b>30</b>	<b>P</b>	<b>R</b>	<b>Y</b>	<b>Staff Approved</b>
<b>McKissock, LP</b>	<b>Live Webinar: Basic Appraisal Procedures</b>	<b>30</b>	<b>P</b>	<b>R</b>	<b>Y</b>	<b>Staff Approved</b>
<b>MBREA</b>	<b>2022-2023 7 Hour National USPAP Update Equivalency</b>	<b>7</b>	<b>C</b>	<b>USPAP</b>	<b>Y</b>	<b>Staff Approved</b>
<b>American Society of Appraisers</b>	<b>2022-2023 National USPAP Update</b>	<b>7</b>	<b>C</b>	<b>USPAP</b>	<b>Y</b>	<b>Staff Approved</b>
<b>McKissock, LP</b>	<b>Live Webinar: New Construction Essentials: Luxury Homes</b>	<b>3</b>	<b>C</b>	<b>E</b>	<b>Y</b>	<b>Staff Approved</b>
<b>McKissock, LP</b>	<b>Live Webinar: The Fundamentals of Appraising Luxury Homes</b>	<b>4</b>	<b>C</b>	<b>E</b>	<b>Y</b>	<b>Staff Approved</b>
<b>McKissock, LP</b>	<b>Advanced Residential Applications and Case Studies</b>	<b>15</b>	<b>P</b>	<b>R</b>	<b>Y</b>	<b>Staff Approved</b>
<b>McKissock, LP</b>	<b>2020-2021 15 Hour USPAP</b>	<b>15</b>	<b>P</b>	<b>USPAP</b>	<b>Y</b>	<b>Staff Approved</b>
<b>McKissock, LP</b>	<b>Appraisal Subject Matter Electives</b>	<b>20</b>	<b>P</b>	<b>R</b>	<b>Y</b>	<b>Staff Approved</b>
<b>McKissock, LP</b>	<b>Basic Appraisal Principles</b>	<b>30</b>	<b>P</b>	<b>R</b>	<b>Y</b>	<b>Staff Approved</b>
<b>McKissock, LP</b>	<b>Basic Appraisal Procedures</b>	<b>30</b>	<b>P</b>	<b>R</b>	<b>Y</b>	<b>Staff Approved</b>
<b>McKissock, LP</b>	<b>Commercial Appraisal Review - Subject Matter Elective</b>	<b>15</b>	<b>P</b>	<b>R</b>	<b>Y</b>	<b>Staff Approved</b>

McKissock, LP	Expert Witness for Commercial Appraisers - Subject Matter Electives	15	P	R	Y	Staff Approved
McKissock, LP	General Appraiser Income Approach	60	P	R	Y	Staff Approved
McKissock, LP	General Appraiser Market Analysis and Highest and Best Use	30	P	R	Y	Staff Approved
McKissock, LP	General Appraiser Sales Comparison Approach	30	P	R	Y	Staff Approved
McKissock, LP	General Appraiser Site Valuation and Cost Approach	30	P	R	Y	Staff Approved
McKissock, LP	General Report Writing and Case Studies	30	P	R	Y	Staff Approved
McKissock, LP	Residential Market Analysis and Highest & Best Use	15	P	R	Y	Staff Approved
McKissock, LP	Residential Report Writing and Case Studies	15	P	R	Y	Staff Approved
McKissock, LP	Residential Sales Comparison and Income Approaches	30	P	R	Y	Staff Approved
McKissock, LP	Residential Appraiser Site Valuation and Cost Approach	15	P	R	Y	Staff Approved
McKissock, LP	Statistics, Modeling and Finance	15	P	R	Y	Staff Approved

## VII. Discussion:

- (a) **Can Trainee work hours earned under original Trainee License be counted toward new Trainee License:** After discussion, a MOTION was made by Mr. Kokoliadis to accept work credit earned on original trainee license to be used towards new. 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”;

(b) **PAREA:** Board opened discussion of the PAREA program to public. PAREA is Practical Applications of Real Estate Appraisal, a pathway for appraiser trainees to fulfill their experience requirements using a virtual environment to work in appraisal theory and methodology in simulations. Steven Sousa of MBREA gave a brief overview. Joseph Comperchio stated that this is very important to adopt. Scott Dibiasio of the Appraisal Institute asked the Board to begin developing regulations and described the adoption of PAREA by other states and development of platforms to be submitted to the Appraiser Qualifications Board for approval in coming months. The Board asked staff to invite AQB representative to next open meeting.

**VIII. Matters Not Reasonably Anticipated:** There were no unanticipated matters.

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

Joseph Comperchio asked about a course approval. Staff advised it was approved at today's meeting.

**X. Complaints and Investigative Conference, Closed Session per M.G.L. c. 112, s. 65C:**  
At 11:15 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:

<b>Docket</b>	<b>Board Ratification of Subcommittee Recommendation</b>
2021-001005-IT-ENF	Dismissed
2021-001073-IT-ENF	Dismissed

<b>Docket</b>	<b>Board Review</b>
2021-000755-IT-ENF	Forward to Prosecutions
2021-001097-IT-ENF	Forward to Prosecutions

**XI. Adjourn:**

Ms. Sharkey made a MOTION to adjourn the meeting at 12:30 p.m., 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”;

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

1. Agenda for meeting of January 13, 2022
2. Draft Minutes of meeting held November 18, 2021

The above Minutes were approved at the Open Meeting  
held March 10, 2022

A handwritten signature in cursive script that reads "Kristin Mitchell".

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