

**Massachusetts Board of Registration Real Estate Appraisers
Minutes of the Board Meeting held on July 15, 2021**

Time: 10:30 a.m.

Location: Microsoft Teams

Members Present:

Michael Giannelli, *Chair, Certified Residential Appraiser Member*
Matthew Jenkins, *AMC Member*
Thomas Kokoliadis, *Vice Chair, Banking Member*
Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*
Paula Wolfe, *Certified Residential Appraiser Member*.

Administrative Staff Present:

Mari Cooney, *Executive Director*
Kristin Mitchell, *Associate Executive Director*
Milla Lewis, *Administrative Assistant*
Lynn Read, *Board Counsel*

Pursuant to Governor Charles D. Baker's Executive Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, s. 20, dated March 12, 2020, and extended by St. 2021, c. 20, all Board members and staff appeared by videoconference.

- I. Call to Order** – Board Chair Michael Giannelli opened the meeting at 10:36 a.m.
- II. Vote on Minutes of March 11, 2021** – A MOTION was made by Timothy McDonough to approve the minutes as written. The Motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board by a roll call vote.
- III.** Associate Executive Director Kristin Mitchell introduced the federal Appraisal Subcommittee Policy Managers, Claire Brooks and Jenny Tidwell to the Board. Claire Brooks spoke to the Board about their off-site review of the Board's regulatory programs for individual appraisers and appraisal management companies (AMCs). She explained that their observations of the Board's compliance with Title XI and the federal Rules will be sent to the Board staff but are not formal findings, and the ASC is pleased with the responsiveness of the Board and staff and appreciates that partnership.
- IV. Executive Director's Report to the Board:** Executive Director, Mari Cooney, informed the Board that we will continue with virtual board meetings per the new law extending certain COVID-19 measures, signed by the Governor, until at least April 2022. She also informed the Board of the numbers of new applications received and licenses issued since the last Board meeting.

Next Board Meeting Date

Full Board Meeting Date: September 9, 2021

- V. Board Counsel's Report to the Board** – Board Counsel, Lynn Read, described remote participation in public meetings under the new law until April 1, 2022, and the Legislature

might change the Open Meeting Law on a permanent basis. The Staff will keep the Board informed of any changes.

- VI. License Application Report:** A MOTION was made by Timothy McDonough to accept Board Reviewers' recommendations of approval for license applications. The Motion was seconded by Paula Wolfe and unanimously adopted by the Board by a roll call vote.

<u>Applicant</u>	<u>License Type</u>	<u>Last Action Taken</u>
DM	CG	Requested More Information
VR	LA	Board Approved
SR	CR	Board Approved
JW	LA	Board Approved
MSA	CR	Board Approved
SL	CR	Board Approved

VII. Education Report:

A MOTION was made by Timothy McDonough to accept Board Reviewers' recommendations of approval for education courses. The Motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board by a roll call vote.

Provider Name	Course Name	Hours	Type	Res Flag	AQB Appr.	Recommendations
MBREA	Identifying and Valuing Excess and Surplus Land	4	C	R/NR	No	Board Approved
MBREA	Avoiding Disciplinary Actions for Non-Residential Appraisers	4	C	NR	No	Board Approved
MA, RI, ME Chapter of Appraisal Institute	Maine Real Estate Market and Economic Update 2021	2	C	R/NR	No	Board Approved
Allterra Consulting Group	2021 Keynote Vegas	7	C	R	No	Board Approved
Allterra Consulting Group	2021 Modern Appraisal Vegas	7	C	R	No	Board Approved
McKissock, LP	Diversify Your Appraisal Practice with Assessment Appeals	4	C	E	Yes	Staff Approved

VIII. Discussion:

(a) **Review Regulations Section 9.00, Course Approval Requirements, Primary and Continuing Education:** Board Counsel, Lynn Read opened the discussion to the Board to consider expanding distance education for primary and continuing education. After brief discussion, the members opened the floor to the public. Steve Sousa, MBREA, spoke to the Board about the need for remote education regulations and discussed remote proctoring of exams. The Board instructed Board Counsel to draft regulations with recommended amendments.

IX. Matters Not Reasonably Anticipated: There were no matters not reasonably anticipated

X. Public Comment: Board Chair, Michael Giannelli, opened to public and there was no comment.

XI. Complaints and Investigative Conference, Closed Session per M.G.L. c. 112, s. 65C:
At 11:21 PM a MOTION was made by Timothy 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 Thomas Kokoliadis and unanimously adopted by the Board by a roll call vote.

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

Docket	Board Vote
2021-000082-IT-ENF	Forward to Prosecutions

XII. Adjourn:

Timothy McDonough made a MOTION to adjourn meeting at 12:04 p.m., seconded by Paula Wolfe and unanimously adopted by the Board by a roll call vote.

List of Documents Used in Open Meeting:

1. Agenda for meeting of July 15, 2021
2. Draft Minutes of meeting held June 2021

The above Minutes were approved at the Open Meeting held September 9, 2021



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