

**Massachusetts Board of Real Estate Appraisers
Minutes of the Board Meeting held March 9, 2023**

Time: 10:30 a.m.

Location: Microsoft Teams

Members Present:

Michael Giannelli, *Chair, Certified Residential Appraiser Member*
Thomas Kokoliadis, *Vice Chair, Banking Member*
Paula Wolfe, *Certified Residential Appraiser Member*
Tracy Sharkey, *Real Estate Broker Member*
Kenneth Dicks, *Certified General Appraiser Member*
Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*

Matthew Jenkins, *AMC Member*
William McLaughlin, *Certified General Appraiser Member*

Members Not Present: *None*

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 10:32 a.m.
- II. Vote on Minutes of January 12, 2023** – A MOTION was made by Mr. McLaughlin to approve the minutes of January 12, 2023, as written. The Motion was seconded by Mr. Kokoliadis and unanimously adopted by a roll call vote: Dicks – “Yes;” Jenkins- “Yes;” Kokoliadis – “Yes;” Sharkey – “Yes;” Wolfe – “Yes;” McLaughlin – “Yes;” Giannelli – “Yes.”
- III. Election of Officers** – Michael Giannelli nominated himself to be chair. The Nomination was seconded by Mr. Kokoliadis and unanimously adopted by a roll call vote: Dicks – “Yes;” Jenkins- “Yes;” Kokoliadis – “Yes;” Sharkey – “Yes;” Wolfe – “Yes;” McLaughlin – “Yes;” Giannelli – “Yes.”
- IV.** Michael Giannelli nominated Thomas Kokoliadis as vice chair. The Nomination was seconded by Ms. Sharkey and unanimously adopted by a roll call vote: Dicks – “Yes;” Jenkins- “Yes;” Kokoliadis – “Yes;” Sharkey – “Yes;” Wolfe – “Yes;” McLaughlin – “Yes;” Giannelli – “Yes.”
- V. Date of Next Scheduled Board Meeting of the Full Board in May 2023:** Kristin Mitchell explained we may need to change the date from May 11th and that we will be meeting in April. It was decided to discuss schedule over email.
- VI. Executive Director’s Report to the Board:** Kristin Mitchell reported to the Board that the Appraisal Subcommittee Auditors will be in Boston in May. She and Board Counsel explained to the new members what this means and what happens. She also reported to the Board the number of licenses issued since the last meeting and asked board members if any were able to attend upcoming hearings.

Next Board Meeting Date

Full Board Meeting Date: April 13, 2023

Full Board Meeting Date: May 11, 2023

VII. Board Counsel’s Report to the Board – Board Counsel, Lynn Read, had no report separate from the legal matters on the Agenda.

VIII. License Application Report: A MOTION was made by Ms. Wolfe to table approvals for license applications. The Motion was seconded by Mr. McLaughlin and unanimously adopted by a roll call vote: Dicks – “Yes;” Jenkins- “Yes;” Kokoliadis – “Yes;” Sharkey – “Yes;” Wolfe – “Yes;” McLaughlin – “Yes;” Giannelli – “Yes.”

<u>Applicant</u>	<u>License Type</u>	<u>Last Action Taken</u>
KS	CG	Board Tabled
JS	CR	Board Tabled
SR	CR	Board Tabled

IX. Education Report: A MOTION was made by Mr. Kokoliadis to accept Board Reviewers’ recommendations of approval for the education report. The Motion was seconded by Mr. McLaughlin and unanimously adopted by a roll call vote: Dicks - "Yes;" Jenkins- "Yes;" Kokoliadis - "Yes;" Sharkey - "Yes;" Wolfe - "Yes;" McLaughlin - "Yes;" Giannelli - "Yes."

<u>Provider Name</u>	<u>Course Name</u>	<u>Hours</u>	<u>Type</u>	<u>ResFlag</u>	<u>AQB</u>	<u>Recommendations</u>
McKissock, LP	Live Webinar: Residential Appraiser Site Valuation and Cost Approach	15	P	R	Y	Staff Approved
McKissock, LP	Live Webinar: Residential Report Writing and Case Studies	15	P	R	Y	Staff Approved
MA Chapter of IAAO	I.A.A.O. Workshop 155 - Depreciation Analysis	15	C	R/NR	Y	Staff Approved
Appraisal Institute	Inconsistency: It's Hiding in Plain Sight in Your Residential Appraisal	7	C	R	Y	Staff Approved
The CE Shop	Supervisory Appraiser/Trainee Course	4	C	R	Y	Staff Approved
Appraisal Institute	15-Hour National USPAP Course	15	C	USPAP	Y	Staff Approved
Collateral Risk Network	Eliminating Bias and Developing Cultural Competency – with Real World Relevance	3	C	E	N	Board Approved
Appraiser eLearning LLC	Elimination of Bias and Cultural Competency for Appraisers - with Real World Relevance	3	C	R/NR/E	N	Board Approved
Appraiser eLearning LLC	Critique - Anatomy of a Review	7	C	R/NR/E	N	Board Approved
Appraiser eLearning LLC	How to Appraise Solar Panels	7	C	R/NR/E	N	Board Approved
Appraiser eLearning LLC	Elimination of Bias and Cultural Competency for Appraisers with Real World Relevance	3	C	R/NR/E	N	Board Approved
Appraiser eLearning LLC	Desktops 101: Navigating GSE Appraisal Modernization	4	C	R/NR/E	N	Board Approved

Appraiser eLearning LLC	6 Recent Appraiser Lawsuits and the Lessons from Each	3	C	R/NR/E	N	Board Approved
Appraiser eLearning LLC	Advanced Appraisal Review	7	C	R/NR/E	N	Board Approved
Appraiser eLearning LLC	Appraiser's Guide to Appraisal Inspections	7	C	R/NR/E	N	Board Approved
Appraiser eLearning LLC	2023 Appraisers Conference and Trade Show (ACTS) - Day 1	7	C	R/NR/E	N	Board Approved
Appraiser eLearning LLC	2023 Appraisers Conference and Trade Show (ACTS) - Day 2	7	C	R/NR/E	N	Board Approved
Appraiser eLearning LLC	Appraiser's Guide to the Income Approach	7	C	R/NR/E	N	Board Approved
Appraiser eLearning LLC	Diversifying Your Practice - Inside and Out	7	C	R/NR/E	N	Board Approved
Appraiser eLearning LLC	Appraising Limited Market Properties	4	C	R/NR/E	N	Board Approved
ASFMRA	Rural Sales Analysis and Confirmation	8	S	R/NR/E	N	Board Approved
ASFMRA	Introduction to Vineyard and Winery Valuation	8	S	R/NR/E	N	Board Approved
ASFMRA	Appraising Af Facilities Feedlot Seminar	4	S	NR/E	N	Board Approved
Appraiser eLearning LLC	FHA Roadmap	7	C	R/NR/E	N	Board Approved
Appraiser eLearning LLC	The Other Appraisal Reports: Exploring Restricted and Oral Appraisal Reports	7	C	R/NR/E	N	Board Approved

X. Discussion:

- (a) **Fair Housing Issues:** Ms. Read advised the Board that staff will continue to research national initiatives and recommends this topic remain on upcoming agendas.
- (b) **PAVE Initiative:** Ms. Read reported to the Board that this is designed to increase the inclusivity of the profession as whole. She advised this was for informational purposes.
- (c) **PAREA and Board Regulations:** Ms. Read explained to the Board the PAREA material presented and the first draft of the regulations with the PAREA requirements included. The Board discussed that they think that PAREA is a good model to adopt. The Chair opened the floor to the public to speak on this matter. Steve Sousa of MBREA told the Board that the applicant must complete the 200 hours of education before they can enter the PAREA program. Scott Dibiasio of the Appraisal Institute explained how the Appraisal Institute is handling the PAREA program Mentors. He stated that they will be employees of the Appraisal Institute. The students will have one mentor but have access to all mentors. Mr. Giannelli asked Mr. Dibiasio what the qualifications are to be a mentor. Mr. Dibiasio stated they are similar to the rules of being a supervisor. Teresa MacNutt told the Board the goal is the PAREA program would be completed in one year. The Board indicated an intent on moving forward with adopting the PAREA program and will continue to discuss at future meetings.

XI. Matters Not Reasonably Anticipated: None.

XII. Public Comment: None

Timothy McDonough Entered at 11:50 am

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

At 11:50 a.m. a MOTION was made by Mr. Kokoliadis 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 Ms. Sharkey and unanimously adopted by the Board by a roll call vote: Dicks – “Yes;” Jenkins- “Yes;” Kokoliadis – “Yes;” Sharkey – “Yes;” Wolfe – “Yes;” McLaughlin – “Yes;” Giannelli – “Yes.”

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

- a. Discussion of the terms of negotiated settlement of complaint(s):
 - 2018-000830-IT-ENF – Gave Guidance to Prosecutor
- b. A MOTION was made by Mr. Kokoliadis to ratify subcommittees decisions on cases. The motion was seconded by Mr. McDonough and unanimously adopted by the Board by a roll call vote: Dicks - "Yes;" Jenkins- "Yes;" Kokoliadis - "Yes;" Sharkey - "Yes;" Wolfe - "Yes;" McLaughlin - "Yes;" Giannelli - "Yes."

Docket	Board Vote
2022-000909-IT-ENF	Dismissed with Advisory
Potential Complaint	Open Complaint
Potential CE Complaint	Open Complaint

Thomas Kokoliadis left at 12:58 p.m.

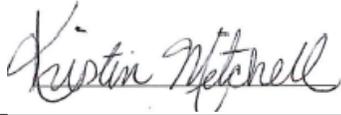
Matthew Jenkins left at 12:59 p.m.

Kristin Mitchell opened the floor to Andrew Bridges, the Chief of Investigations, who introduced himself to the Board.

XIII. Adjourn:

Mr. Dicks made a MOTION to adjourn the meeting at 1:05 p.m., seconded by Mr. McLaughlin and unanimously adopted by a roll call vote: Dicks – “Yes;” Jenkins- “Yes;” Kokoliadis – “Yes;” Sharkey – “Yes;” Wolfe – “Yes;” McLaughlin – “Yes;” Giannelli – “Yes.”

The above Minutes were approved at the Open Meeting held May 11, 2023



Kristin Mitchell, Executive Director
Board of Real Estate Appraisers

List of Documents Used in Open Meeting:

1. Agenda for meeting of March 9, 2023
2. Draft Minutes of meeting held January 12, 2023
3. PAREA Informational materials:
 - a. Appraisal Foundation PAREA Handout
 - b. AQB Q&A: Partial PAREA Adoption and Experience Requirements
 - c. AQB PAREA Implementation Policies
4. Draft regulations including PAREA
5. Appraisal Subcommittee Memorandum to States Re: PAVE Initiative