

**Massachusetts Board of Registration of Real Estate Appraisers
Minutes of the Board Meeting held January 11, 2024**

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*
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:

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 Vice-Chair Thomas Kokoliadis opened the meeting at 10:32 a.m.
- II. Vote on Minutes of November 9, 2023** – After brief discussion, a MOTION was made by Mr. McDonough to approve the minutes of the open meeting held November 9, 2023, as written. The Motion was seconded by Ms. Wolfe and unanimously adopted by a roll call vote: Kokoliadis– “Yes;” Dicks – “Yes;” Wolfe – “Yes;” Jenkins- “Yes;” McDonough – “Yes;” McLaughlin – “Yes.”

Michael Giannelli arrived at 10:40 am.

- III. DOL Report of Executive Director and Board Counsel:** Kristin Mitchell reported to the Board that there were 30 licenses/permits issued since the last meeting. She also informed the Board that the AMC regulations have been approved and are now in effect.

Next Board Meeting Date

Full Board Meeting Date: March 14, 2024

- IV. License Application Report:** A MOTION was made by Mr. McDonough to accept/approve the applications. The Motion was seconded by Mr. McLaughlin and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis– “Yes;” Dicks – “Yes;” Wolfe – “Yes;” Jenkins- “Yes;” McDonough – “Yes;” McLaughlin – “Yes.”

<u>Applicant</u>	<u>License Type</u>	<u>Last Action Taken</u>
MH	CG	Board Approved
AB	CG	Board Approved
TT	CG	Board Approved
JW	CG	Board Approved

- V. Education Report:** A MOTION was made by Mr. McDonough to accept reviewers' decision for Education applications. The Motion was seconded by Mr. Dicks and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis– “Yes;” Dicks – “Yes;” Wolfe – “Yes;” Jenkins- “Yes;” McDonough – “Yes;” McLaughlin – “Yes.”

Provider Name	Course Name	Hours	Type	ResFlag	AQB	Online	Recommendations
The CE Shop	2024-2025 7-Hour National USPAP Update Course	7	CE	USPAP	Yes	Yes	Staff Approved
Appraisal Institute	Online Valuation Bias: The Invisible Fence of Racial Discrimination	5	CE	R/NR/E	Yes	Yes	Staff Approved
Appraiser eLearning	2024-2025 7-Hour National USPAP Update Course	7	CE	USPAP	No	Yes	Staff Approved
Aloft, Inc.	2024-2025 7-Hour National USPAP Update Course	7	CE	USPAP	Yes	Yes	Staff Approved
ASFMRA	2024-2025 15-Hour National USPAP Course	15	QE	USPAP	Yes	No	Staff Approved
The CE Shop	Basic Appraisal Principles	30	QE	R/NR	Yes	Yes	Staff Approved
The CE Shop	Basic Appraisal Procedures	30	QE	R/NR	Yes	Yes	Staff Approved
The CE Shop	2024-2025 15 Hour National USPAP Course	15	QE	USPAP	Yes	Yes	Staff Approved
McKissock, LLC	Intro to Appraising Owner Occupied Commercial Properties	7	CE	E	Yes	Yes	Staff Approved
MA, RI & ME Chapter of Appraisal Institute	Economic Insights, ATB Valuations, and Real Estate Tax Strategies for Appraisers and Assessors	7	CE	R/NR/E	No	No	Board Approved
MA, RI & ME Chapter of Appraisal Institute	Economic Update and Real Estate Trends 2024	2	CE	R/NR/E	No	No	Board Approved
Appraiser eLearning LLC	Manufactured Housing	7	CE	E	No	No	Board Approved

VI. Discussion:

- (a) **Review Draft Amendments to Regulations:** Ms. Read presented the redline draft of regulations for 254 CMR 2.00, 4.00, 5.00 & 6.00.

After a brief discussion, A MOTION was made by Mr. McDonough to accept/approve the edits to 254 CMR 2.00 and to table 4.00, 5.00 and 6.00 for Lynn Read to review federal requirements and present back to the Board. The Motion was seconded by Mr. McLaughlin and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis– “Yes;” Dicks – “Yes;” Wolfe – “Yes;” Jenkins- “Yes;” McDonough – “Yes;” McLaughlin – “Yes.”

VII. Matters Not Reasonably Anticipated: Nothing to Report

- VIII. Public Comment:** Chair opened the floor to the public. Teresa MacNutt asked for clarification on what the license and education report meant. She also asked which of the regulations were approved or tabled. Ms. MacNutt asked if a draft copy of the regulations could be made available. Lynn Read requested that she submit a public records request. Ms. MacNutt further asked if the AMC regulations are approved. Ms. Read advised yes.

IX. Executive Session: None

X. Quasi-Judicial Session CLOSED per M.G.L. c. 30A, § 18(d): None

XI. Complaints and Investigative Conference, Closed Session per M.G.L. c. 112, s. 65C:
At 12: 09 p.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. The motion was seconded by Mr. Jenkins and unanimously adopted by the Board by a roll call vote: Giannelli – “Yes;” Kokoliadis– “Yes;” Dicks – “Yes;” Wolfe – “Yes;” Jenkins- “Yes;” McDonough – “Yes;” McLaughlin – “Yes.”

Timothy McDonough left the meeting at 12:10 p.m.

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

- a. Discussion of the terms of negotiated settlement of complaint(s):
- Report- 2023-000504-IT-ENF: Gave guidance to prosecutor.
 - 2022-001064-IT-ENF: Gave guidance to prosecutor.
 - 2022-001065-IT-ENF: Gave guidance to prosecutor.
 - 2023-000276-IT-ENF: tabled.
 - 2020-000526-IT-ENF: Gave guidance to prosecutor.
 - 2023-000174-IT-ENF: Gave guidance to prosecutor.

XII. Adjourn:

Mr. Dicks made a MOTION to adjourn the meeting at 1:07 p.m., seconded by Mr. Kokoliadis and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis– “Yes;” Dicks – “Yes;” Wolfe – “Yes;” Jenkins- “Yes;” McLaughlin – “Yes.”

List of Documents Used in Open Meeting:

1. Agenda for meeting of January 11, 2024
2. Draft Minutes of November 9, 2023
3. Draft Regulations 264 CMR 2.00, 4.00, 5.00 & 6.00

The above Minutes were approved at the Open Meeting
held March 14, 2024



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