

Massachusetts Board of Registration of Real Estate Appraisers
Minutes of the Board Meeting held October 10, 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*
Matthew Jenkins, *AMC Member*
Kenneth Dicks, *Certified General Appraiser Member*

William McLaughlin, *Certified General Appraiser Member*
Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*

Members Not Present:

Administrative Staff Present:

Kristin Mitchell, *Executive Director*
Lynn Read, *Board Counsel*

Board members, staff, and members of the public appeared by video conference.

- I. Call to Order** – Board Chair Michael Giannelli opened the meeting at 10:04 a.m.
- II. Vote on Minutes of September 12, 2024**– After brief discussion, a MOTION was made by Mr. Jenkins to approve the draft minutes of the open meetings held September 12, 2024, as written. The Motion was seconded by Ms. Wolfe and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis– “Yes;” Wolfe – “Yes;” Jenkins- “Yes;” Dicks – “Yes”; McLaughlin – “Yes”.
- III. DOL Report of Executive Director and Board Counsel:** Kristin Mitchell reported to the Board that there were 20 licenses/permits issued since the last meeting. Lynn Read reported to the Board that she has nothing to report that is not already on the agenda.

Next Board Meeting Dates

November 14, 2024
December 12, 2024

- IV. License Application – Interviews:** Mr. Gianelli advised Ms. Sarah Dinsmore why the Board asked her and her supervisor to appear before them. Mr. Gianelli went over her report submissions and what the issues they saw with them. After a brief discussion A MOTION was made by Mr. Kokoliadis to allow to move forward with the process. The Motion was seconded by Mr. McDonough and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis– “Yes;” Wolfe – “Yes;” Jenkins- “Yes;” Dicks – “Yes”; McLaughlin – “Yes”; McDonough – “Yes.”

- V. **License Application Report:** A MOTION was made by Mr. Dicks to table the approval and request new reports. The Motion was seconded by Mr. McDonough and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis– “Yes;” Wolfe – “Yes;” Jenkins- “Yes;” Dicks – “Yes”; McLaughlin – “Yes”; McDonough – “Yes.”

<u>Applicant</u>	<u>License Type</u>	<u>Last Action Taken</u>
DL	CR	Board Requested 3 New Reports

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

<u>Provider Name</u>	<u>Course Name</u>	<u>Hours</u>	<u>Type</u>	<u>ResFlag</u>	<u>AQB</u>	<u>Online</u>	<u>Recommendations</u>
MBREA	2024 New England Appraisers Expo Commercial Program	3	CE	R/NR	No	No	Board Approved
MBREA	2024 New England Appraisers Expo Opening Program	4	CE	R/NR	No	No	Board Approved
Appraiser eLearning	Objectivity: Market Change and GLA	4	CE	R/NR/E	No	No	Board Approved

VII. **Discussion:**

- (a) **Draft Regulations 264 CMR 2.00, 4.00, 5.00 & 6.00:** Ms. Read presented to the Board the draft regulations for consideration. She explained the changes made to 264 CMR 6.00. After a brief discussion a MOTION was made by Mr. McDonough to accept the draft regulations 264 CMR 6.00 as amended. The Motion was seconded by Mr. McLaughlin and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis– “Yes;” Wolfe – “Yes;” Jenkins- “Yes;” Dicks – “Yes”; McLaughlin – “Yes”; McDonough – “Yes.”

Ms. Read explained the proposed changes made to 264 CMR 11.00. After a brief discussion a MOTION was made by Mr. McDonough to accept the draft regulations 264 CMR 11.00 as amended. The Motion was seconded by Mr. McLaughlin and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis– “Yes;” Wolfe – “Yes;” Jenkins- “Yes;” Dicks – “Yes”; McLaughlin – “Yes”; McDonough – “Yes.”

Continuing Education Requirements for Reinstatement: After a brief discussion a MOTION was made by Mr. McDonough to accept any education that is approved by any other state's appraiser licensing board can be used to reinstate a Massachusetts appraiser license. The Motion was seconded by Mr. McLaughlin and unanimously adopted by a roll call vote: Giannelli – "Yes;" Kokoliadis– "Yes;" Wolfe – "Yes;" Jenkins- "Yes;" Dicks – "Yes"; McLaughlin – "Yes"; McDonough – "Yes."

VIII. Matters Not Reasonably Anticipated: Ms. Mitchell advised the Board that there is a need for experts for upcoming hearings and asked for recommendations. They provided names of appraisers who staff could reach out to. Ms. Wolfe asked about the possibility of getting a reviewer for complaints again. After brief discussion, Ms. Mitchell stated that she will ask the Commissioner when she meets with her.

IX. Investigative Conference, Closed Session per M.G.L. c. 112, s. 65C: A MOTION was made by Mr. McDonough to exit the public meeting and enter Closed Investigative Conference under M.G.L. c. 112, s. 65C at 12:57 p.m. The Motion was seconded by Ms. Wolfe and unanimously adopted by the Board by a roll call vote: Giannelli – "Yes;" Kokoliadis– "Yes;" Wolfe – "Yes;" Jenkins- "Yes;" Dicks – "Yes"; McLaughlin – "Yes"; McDonough – "Yes."

The following actions were taken by the Board:

- a. Discussion of the terms of negotiated settlement of complaint(s): None
- b. Discussion of complaints prior to the issuance of an order to show cause:
 - i. 2024-000202-IT-ENF: Forward to Prosecutions
 - ii. 2024-000233-IT-ENF: Dismissed
 - iii. 2024-000437-IT-ENF: Dismissed
 - iv. 2024-000479-IT-ENF: Dismissed with Advisory
 - v. 2024-000634-IT-ENF: Dismissed

Mr. Dicks left the meeting at 12:38 PM

- c. Discussion of Potential Complaints from Fannie Mae: Tabled

X. Adjourn:

Ms. Wolfe made a MOTION to adjourn the meeting at 1:44 p.m., seconded by Mr. Jenkins and unanimously adopted by a roll call vote: "Giannelli – "Yes;" Kokoliadis– "Yes;" Wolfe – "Yes;" Jenkins- "Yes;" McLaughlin – "Yes;" McDonough – "Yes."

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

A handwritten signature in dark ink, reading "Kristin Mitchell". The signature is written in a cursive, flowing style. The first name "Kristin" is written with a large, stylized 'K' and 'M'. The last name "Mitchell" is written in a similar cursive style. The signature is positioned above a horizontal line.

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

List of Documents Used in Open Meeting:

1. Agenda for meeting of October 10, 2024
2. Draft Minutes of September 12, 2024
3. License applications for examination of Dominic LaChance and Sarah Dinsmore
4. Draft Regulations 264 CMR 6.00 & 11.00