

**Massachusetts Board of Registration of Real Estate Appraisers
Minutes of the Board Subcommittee Meeting held August 8, 2024**

Time: 10:30 a.m.

Location: Microsoft Teams

Members Present:

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

Members Not Present:

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

Administrative Staff Present:

Kristin Mitchell, *Executive Director*
Philip Chan, *Board Counsel*

Board members, staff, and members of the public appeared by videoconference.

I. Call to Order – Board Chair Michael Giannelli opened the meeting at 11:06 a.m.

II. License Application Report: After discussion, a MOTION was made by Mr. McDonough to invite Cameron Mitchell and his supervisor in to discuss his License application for examination as well as submit a new current single-family report. The Motion was seconded by Ms. Wolfe and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis– “Yes;” McDonough – “Yes;” Dicks – “Yes;” Wolfe – “Yes.”

After discussion, a MOTION was made by Mr. McDonough to invite Lauren Drohosky and her supervisors in again to discuss her License application for examination. The Motion was seconded by Mr. Kokoliadis and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis– “Yes;” McDonough – “Yes;” Dicks – “Yes;” Wolfe – “Yes.”

Applicant	License Type	Last Action Taken
CM	LA	Board Invite In
LD	CG	Board Invite In

III. Compliance Monitoring: A MOTION was made by Mr. McDonough to table until September meeting for full evaluation. The Motion was seconded by Mr. Kokoliadis and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis– “Yes;” McDonough – “Yes;” Dicks – “Yes;” Wolfe – “Yes.”

IV. 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;” McDonough – “Yes;” Dicks – “Yes;” Wolfe – “Yes.”

Provider Name	Course Name	Hours	Type	ResFlag	AQB	Online	Recommendations
The CE Shop	Appraising Energy-Efficient and Green Homes	3	C	E	Yes	Yes	Staff Approved
Appraiser eLearning LLC	Appraiser's Guide to Short Term Rentals	4	C	NR/R/E	No	No	Board Approved
Appraiser eLearning LLC	Appraising Pre-Foreclosures, Short Sales and Reo's	7	C	NR/R/E	No	No	Board Approved
Green Mountain eLearning	Big Data - Big Trouble, Public Records, Square Footage & Big Data Myths	5	C	E	No	Yes	Board Approved
ASFMRA	Rapid Fire Case Studies 2024	6	C	E	No	No	Board Approved
ASFMRA	ASFMRA Annual Meeting 2024	5	C	E	No	No	Board Approved
Appraiser eLearning LLC	Believe It or Not: Creating Credible and Supported Adjustments	4	C	NR/R/E	No	No	Board Approved
Appraiser eLearning LLC	Appraiser's Guide to Highest and Best Use	4	C	NR/R/E	No	No	Board Approved
Appraiser eLearning LLC	The Past, Present and Future of the Mortgage Appraisal	7	C	NR/R/E	No	No	Board Approved
Appraiser eLearning LLC	Supporting Land Value	4	C	NR/R/E	No	No	Board Approved

V. Matters Not Reasonably Anticipated: Nothing to Report

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

A MOTION was made by Mr. McDonough to exit Open Session and enter Closed Investigative Conference under M.G.L. c. 112, s. 65C. The motion was seconded by Mr. Kokoliadis and unanimously adopted by the Board by a roll call vote: Giannelli – “Yes;” Kokoliadis– “Yes;” McDonough – “Yes;” Dicks – “Yes;” Wolfe – “Yes.”

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

- a. Discussion of the terms of negotiated settlement of complaint(s)
- b. Discussion of complaints prior to the issuance of an order to show cause
 - i. 2024-000202-IT-ENF: Tabled
 - ii. 2024-000233-IT-ENF: Tabled
 - iii. 2024-000476-IT-ENF: Forward to Prosecutions
- c. Discussion of Potential Complaints from Fannie Mae
 - i. RG – Gave Guidance to Executive Director and Board Counsel
 - ii. ML- Gave Guidance to Executive Director and Board Counsel
- d. Discussion of Potential Complaints – Report by an AMC
 - i. MW – Gave Guidance to Executive Director and Board Counsel
 - ii. PM – Gave Guidance to Executive Director and Board Counsel

VII. Adjourn:

Mr. Kokoliadis made a MOTION to adjourn the meeting at 12:30 p.m., seconded by Mr. Dicks and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis– “Yes;” McDonough – “Yes;” Dicks – “Yes;” Wolfe – “Yes.”

List of Documents Used in Open Meeting:

1. Agenda for meeting of August 8, 2024
2. License Application for Examination of Cameron Mitchell and Lauren Drohosky

The above Minutes were approved at the Open Meeting
held September 12, 2024

A handwritten signature in black ink that reads "Kristin Mitchell". The signature is written in a cursive, flowing style.

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