

**Massachusetts Board of Registration of Real Estate Appraisers  
Minutes of the Board Meeting held September 12, 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*

**Members Not Present:**

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

**Administrative Staff Present:**

Kristin Mitchell, *Executive Director*  
Lynn Read, *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 10:39 a.m.

**II. Vote on Minutes of July 11, 2024 and August 8, 2024**– After brief discussion, a MOTION was made by Ms. Wolfe to approve the draft minutes of the open meetings held July 11, 2024, and August 8, 2024, as written. The Motion was seconded by Mr. Kokoliadis and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis– “Yes;” Wolfe – “Yes;” Jenkins- “Yes;” Dicks – “Yes.”

**III. DOL Report of Executive Director and Board Counsel:** Kristin Mitchell reported to the Board that there were 33 licenses/permits issued since the last meeting. Kristin Mitchell also asked the Board if they wanted to change the meeting start time from 10:30 am to 10:00 am. The Board decided to change the future meeting start times to 10:00 am. She also advised the Board of the AARO conference that will take place in Boston October 28-30<sup>th</sup>. Lynn Read reported to the Board that she has nothing to report that is not already on the agenda.

**Next Board Meeting Dates**

October 10, 2024

November 14, 2024

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

<u>Applicant</u>	<u>License Type</u>	<u>Last Action Taken</u>
AT	CR	Board Approved
BG	CG	Board Approved
SS	CG	Board Approved
CB	CR	Board Approved
SD	CR	Board Invited In

- V. Education Report:** A MOTION was made by Mr. Dicks to ratify reviewers’ decisions for Education applications. The Motion was seconded by Mr. Jenkins and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis– “Yes;” Wolfe – “Yes;” Jenkins- “Yes;” Dicks – “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>
McKissock, LP	Live Webinar: Mortgage Fraud Insights-Case Studies for Appraisers	4	CE	E	Yes	Yes	Staff Approved
McKissock, LP	Navigating Desktop & Hybrid Appraisals	7	CE	E	Yes	Yes	Staff Approved
McKissock, LP	Mortgage Fraud Insights-Case Studies for Appraisers	4	CE	E	Yes	No	Staff Approved
McKissock, LP	Uncovering and Valuing Current Luxury Home Trends	2	CE	E	Yes	Yes	Staff Approved
MBREA	2024 New England Appraisers Expo Residential Program	3	CE	R/NR	No	No	Board Approved
MBREA	Reconsideration of Value (ROV): A Comprehensive Guide for Lenders and Appraisers	2	CE	R/NR	No	No	Board Approved
OREP Education	Applying Appraisal Standards for Competent Valuations	7	CE	E	No	Yes	Board Approved

**VI. License Application – Interviews**

- a) Lauren Drohosky:** Mr. Dicks explained to Ms. Drohosky why he has asked her to come back before them. After a brief discussion he requested a new submission for a property completed after September 12, 2024, to be submitted for consideration. A MOTION was made by Mr. Jenkins to accept Mr. Dicks’ recommendation. The Motion was seconded by Mr. Kokoliadis and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis– “Yes;” Wolfe – “Yes;” Jenkins- “Yes;” Dicks – “Yes.”
- b) Jake Mucci:** Mr. Giannelli explained to Mr. Mucci why the Board has requested him to appear. There were inconsistencies on his log and they asked him to explain those. The Board members requested he submit for approval both versions of the reports for duplicate listed properties of 105-109 Hopkins St Wakefield, MA and 160 Middlesex St Lowell, MA. A MOTION was made by Mr. Jenkins to accept that recommendation by the Board. The Motion was seconded by Mr. Kokoliadis and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis– “Yes;” Wolfe – “Yes;” Jenkins- “Yes;” Dicks – “Yes.”

- c) **Cameron Mitchell:** Mr. Giannelli explained to Mr. Mitchell why they asked him to appear before them. After a brief discussion a Motion was made by Mr. Kokoliadis to approve Mr. Mitchell's application to take the exam. 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."

**VII. Compliance Monitoring:**

- (a) Christopher Stickney – 2022-001064-IT-ENF: A Motion was made by Mr. Dicks to accept this quarterly log and subsequent reports for compliance monitoring purposes. The Motion was seconded by Mr. Jenkins and unanimously adopted by a roll call vote: Giannelli – "Yes;" Kokoliadis– "Yes;" Wolfe – "Yes;" Jenkins- "Yes;" Dicks – "Yes."

**VIII. Discussion:**

- (a) **Subcommittee Formation and Function:** the Board agreed to Ms. Read's request to table this matter until a future meeting.
- (b) **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 2.00. After a brief discussion a MOTION was made by Mr. Jenkins to accept the draft regulations 264 CMR 2.00 as amended. The Motion was seconded by Mr. Kokoliadis and unanimously adopted by a roll call vote: Giannelli – "Yes;" Kokoliadis– "Yes;" Wolfe – "Yes;" Jenkins- "Yes;" Dicks – "Yes."

Ms. Read presented to the Board the draft regulations for consideration. She explained the changes made to 264 CMR 4.00. After a brief discussion a MOTION was made by Ms. Wolfe to accept the draft regulations 264 CMR 4.00 as amended. The Motion was seconded by Mr. Kokoliadis and unanimously adopted by a roll call vote: Giannelli – "Yes;" Kokoliadis– "Yes;" Wolfe – "Yes;" Jenkins- "Yes;" Dicks – "Yes."

Ms. Read explained the changes made to 264 CMR 5.00. After a brief discussion a MOTION was made by Mr. Dicks to accept the draft regulations 264 CMR 5.00 as amended. 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"

Ms. Read explained the changes made to 264 CMR 9.00. After a brief discussion a MOTION was made by Mr. Kokoliadis to accept the draft regulations 264 CMR 9.00 as amended. 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"

- (c) **Continuing Education Requirements for Reinstatement:** the Board agreed to Ms. Read's request to table this matter until a future meeting.
- (d) **Invitation to Chair for Panel at New England Appraisers Expo:** Ms. Read explained to the Board that the Board members must authorize public presentations by Board members and the Chair, who has been invited to participate in a panel discussion at the New England Appraisers Expo. Mr. Giannelli spoke to the other members about the Expo to be held on October 21<sup>st</sup>. Mr. Sousa, who is hosting the Expo, stated he will send the agenda of the panel discussion to staff once it is finalized. After a brief discussion the Board determined that the Chair may represent the Board in speaking at the Expo, but the Board will review the agenda for the panel discussion and might discuss it at the Board meeting on October 10, 2024, before the Expo.

**IX. Matters Not Reasonably Anticipated:** Nothing to Report

- X. Public Comment:** The Chair opened the floor to the public. Stephanie Gones from the CE Shop asked about the rules for approving course proposals for courses already approved by the AQB as discussed in the regulations. Kristin Mitchell explained the application process and that nothing changes for the providers, and submissions that are AQB-approved are deemed approved by the Massachusetts Board, which does not review the submission.

- XI. Executive Session per G. L. c. 66, § 10 and G.L. c. 4, § 7, ¶ 26(c) to protect highly personal information relating to a named individual (M.G.L. c. 30A, § 21(a)(7)):**  
A MOTION was made by Ms. Wolfe to exit Open Session and enter Closed Investigative Conference under G.L. c. 66, § 10 and G.L. c. 4, § 7, ¶ 26(c) to protect highly personal information relating to a named individual (M.G.L. c. 30A, § 21(a)(7)) at 12:39 pm. The motion was seconded by Mr. Dicks and unanimously adopted by the Board by a roll call vote Giannelli – “Yes;” Kokoliadis – “Yes;” Wolfe – “Yes;” Jenkins – “Yes;” Dicks – “Yes”.

The Board maintains separate minutes of Executive Session.

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

- XIII. Investigative Conference, Closed Session per M.G.L. c. 112, s. 65C:** A MOTION was made by Mr. Jenkins to exit Closed Executive Session 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”.

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

- a. Discussion of the terms of negotiated settlement of complaint(s)
  - i. 2022-001173-IT-ENF: Gave Guidance to the Prosecutor
- b. Discussion of Potential Complaints from Fannie Mae: Tabled
- c. 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. 2024-000307-IT-ENF: Dismissed
  - iv. 2024-000477-IT-ENF: Dismissed with Advisory
  - v. 2024-000478-IT-ENF: Dismissed with Advisory

**XIV. Adjourn:**

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

The above Minutes were approved at the Open Meeting held October 10, 2024



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

**List of Documents Used in Open Meeting:**

- 1. Agenda for meeting of September 12, 2024
- 2. Draft Minutes of July 11, 2024
- 3. License application for examination of Anastasiya Temchenko, Brendan Garritty, Scott Saveriano, Chetna Bhardwaj, and Sarah Dinsmore
- 4. Draft Regulations 264 CMR 2.00, 4.00, 5.00 & 9.00