

**Massachusetts Board of Real Estate Appraisers
Minutes of the Board Meeting held on September 8, 2022**

Time: 10:30 a.m.

Location: Microsoft Teams

Members Present:

Michael Giannelli, *Chair, Certified Residential Appraiser Member*
Thomas Kokoliadis, *Vice Chair, Banking Member*
William McLaughlin, *Certified General Appraiser Member*
Paula Wolfe, *Certified Residential Appraiser Member*
Tracy Sharkey, *Real Estate Broker Member*

Kenneth Dicks, *Certified General Appraiser Member*

Matthew Jenkins, *AMC Member*
Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*

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 10:36 a.m.
- II. Vote on Minutes of July 14, 2022** – A MOTION was made by Mr. McDonough to approve the minutes of July 14, 2022, as written. The Motion was seconded by Ms. Sharkey and unanimously adopted by a roll call vote: Giannelli – “Yes”; Dicks – “Yes”; Kokoliadis – “Yes”; McLaughlin – “Yes”; Sharkey – “Yes”; Wolfe – “Yes”; Jenkins- “Yes”; McDonough- “Yes”.
- III. Executive Director’s Report to the Board:** Kristin Mitchell reported to the Board how many licenses issued since the last meeting. Mr. McDonough asked about reappointments to the Board, Ms. Mitchell stated she has not heard anything.

Next Board Meeting Date

Subcommittee Meeting Date: no meeting
Full Board Meeting Date: November 10, 2022

- IV. Board Counsel’s Report to the Board** – Board Counsel, Lynn Read, reported that there is nothing extra to report other than the agenda items.
- V. License Application – Interview of Hugh Wattenberg** - Mr. Wattenberg appeared before the Board where Mr. Dicks explained why they wanted to speak to him. After discussion with Mr. Wattenburg, a MOTION was made by Mr. McDonough to have applicant complete and submit a new work log so the board can choose a new report for review. The motion was seconded by Ms. Sharkey and unanimously adopted by a roll call vote: Giannelli – “Yes”; Dicks – “Yes”; Kokoliadis – “Yes”; McLaughlin – “Yes”; Wolfe – “Yes”; Jenkins- “Yes”; McDonough- “Yes”.

VI. License Application Report: A MOTION was made by Mr. McDonough to accept Board Reviewers’ recommendations of approval for license applications. The Motion was seconded by Ms. Sharkey and unanimously adopted by a roll call vote: Giannelli – “Yes”; Dicks – “Yes”; Kokoliadis – “Yes”; McLaughlin – “Yes”; Sharkey – “Yes”; Wolfe – “Yes”; Jenkins- “Yes”; McDonough- “Yes”.

<u>Applicant</u>	<u>License Type</u>	<u>Last Action Taken</u>
SC	CR	Requested to Invite
JM	CG	Requested to Invite
SN	CR	Requested to Invite
FH	CR	Board Approved
JW	CR	Board Approved
AS	CG	Board Approved
CL	CR	Board Approved
RT	CR	Board Approved

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

Provider Name	Course Name	Hours	Type	Res Flag	AQB Appr.	Recommendations
MBREA	2022 New England Appraisers Expo Opening Session	4	C	R/NR	N	Board Approved
MBREA	2022 New England Appraisers Expo Residential Session	3	C	R/NR	N	Board Approved
MBREA	2022 New England Appraisers Expo Commercial Session	3	C	R/NR	N	Board Approved
McKissock, LP	Live Webinar: Appraising Complex and Stigmatized Residential Properties	7	C	E	Y	Staff Approved
ASFMRA	Eminent Domain (A250)	22	P	NR	Y	Staff Approved

ASFMRA	Eminent Domain (A250)	20	S	NR/E	Y	Staff Approved
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VIII. Discussion:

- (a) **Extension of the 2020-2021 15 Hour USPAP to December 31, 2013:** The Board discussed that the extension of the 2020-21 USPAP does not change the requirement that licensees take a 7-Hour USPAP Update Course during every license cycle, and that the curriculum of the 7-Hour USPAP Update Course is being changed so that licensees are not taking the same course twice to meet that requirement. The Board also instructed staff to manually change the expiration dates to 2023 without charge for the 15-Hour USPAP Course because its curriculum is not changing. The providers spoke to the Board. Ms. Read and the Board will review the questions that were brought up and will draft and consider a Policy at the next Board meeting to clarify this information for the public.
- (b) **Third Exposure Draft of proposed changes to USPAP:** Ms. Read reported that this draft is available online from the Appraisal Standards Board for the Board’s information.
- (c) **2022 AOB Actions related to Criteria Changes, December 10, 2021:** Ms. Read reported that these items are available online for the Board’s information.
- (d) **Sample of Experience Log:** The Board reviewed the log and is not adopting at this time.

Tracey Sharkey left the meeting at 12:02 p.m.

- IX. Matters Not Reasonably Anticipated:** Ms. Read and Ms. Mitchell told the Board that there is nothing to report.
- X. Public Comment:** Chair Giannelli opened the meeting to public comment. Scott Dibiasio of the Appraisal Institute spoke to the board again about the need to adopt the PAREA model for trainee experience. Joe Comperchio asked the Board about notating experience. Steve Sousa said the new 7-Hour USPAP Update Course is significantly different, all providers applied for approval at end of 2021 so licensees can comply with requirements to take that course.

Complaints and Investigative Conference, Closed Session per M.G.L. c. 112, s. 65C:
 At 12:10 p.m. a MOTION was made by Mr. Dicks 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 Mr. Kokoliadis and unanimously adopted by the Board by a roll call vote: Giannelli – “Yes”; Dicks – “Yes”; Kokoliadis – “Yes”; McLaughlin – “Yes”; Wolfe – “Yes”; Jenkins- “Yes”; McDonough- “Yes”.

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

- a. Discussion of the terms of negotiated settlement of complaint(s):
 - 2020-001057-IT-ENF – Gave guidance to Prosecutor
- b. Investigative Conference:

Docket	Board Vote
2022-000373-IT-ENF	Dismiss
2022-000451-IT-ENF	Tabled
2022-000564-IT-ENF	Dismiss with Advisory
2022-000617-IT-ENF	Forward to Prosecutions

XI. Adjourn:

Mr. McDonough made a MOTION to adjourn the meeting at 1:10 p.m., seconded by Ms. Wolfe and unanimously adopted by a roll call vote: Giannelli – “Yes”; Dicks – “Yes”; Kokoliadis – “Yes”; McLaughlin – “Yes”; Wolfe – “Yes”; Jenkins- “Yes”; McDonough- “Yes”.

List of Documents Used in Open Meeting:

- 1. Agenda for meeting of September 8, 2022
- 2. Draft Minutes of meeting held July 14, 2022

The above Minutes were approved at the Open Meeting held November 10, 2022



Kristin Mitchell, Executive Director
Board of Real Estate Appraisers