

**Massachusetts Board of Registration Real Estate Appraisers  
Minutes of the Board Meeting held on March 11, 2021**

**Time: 10:30 a.m.**

**Location: Microsoft Teams**

**Members Present:**

Michael Giannelli, *Certified Residential Appraiser Member*  
Matthew Jenkins, *AMC Member*  
Thomas Kokoliadis, *Banking Member*  
Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*  
Tracy Sharkey, *Licensed Real Estate Broker*  
Paula Wolfe, *Certified Residential Appraiser Member*  
William McLaughlin, *Certified General Appraiser Member*

**Administrative Staff Present:**

Mari Cooney, *Executive Director*  
Kristin Mitchell, *Associate Executive Director*  
Tamara Smith, *Program Coordinator*  
Milla Lewis, *Administrative Assistant*  
Lynn Read, *Board Counsel*

Pursuant to Governor Charles D. Baker's Executive Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, s. 20, dated March 12, 2020, all board members and staff appeared by videoconference.

- I. Call to Order** – Michael Giannelli opened the meeting at 10:35 a.m.
- II. Vote on Minutes of January 14, 2021** – A MOTION was made by Timothy McDonough to approve the minutes as written. The Motion was seconded by William McLaughlin and unanimously adopted by the Board by a roll call vote.  
  
**Vote on Corrected Minutes of May 21, 2020** – After brief discussion, a MOTION was made by Timothy McDonough to approve the minutes as corrected. The Motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board by a roll call vote.
- III. Executive Director's Report to the Board:** Executive Director, Mari Cooney, reported to the Board the numbers of new licensees since the last Board meeting. Also, the Baker administration is continuing with remote virtual format meetings and has not announced when on-site meetings must resume.

**Next Board Meeting Date**

Subcommittee Meeting Date: April 8, 2021

Full Board Meeting Date: May 13, 2021

- IV. Board Counsel's Report to the Board** – There was nothing to report at this time other than what will later be discussed.

- V. **License Application Report:** A MOTION was made by Thomas Kokoliadis to accept Board Reviewers' recommendations of approval for license applications. The Motion was seconded by William McLaughlin and unanimously adopted by the Board by a roll call vote.

<b><u>Applicant</u></b>	<b><u>TC</u></b>	<b><u>Last Action Taken</u></b>
KS	CR	Board Approved
RS	CR	Board Approved
JF	CR	Board Approved
SO	CR	Board Approved
ZS	CR	Board Approved
RB	CR	Board Approved
SS	CG	Board Approved
GC	LA	More Reports Requested
KM	CR	More Reports Requested
DB	CR	More Reports Requested

VI. **Education Report:**

A MOTION was made by Thomas Kokoliadis to accept Board Reviewers' recommendations of approval for education courses. The Motion was seconded by Paula Wolfe and unanimously adopted by the Board by a roll call vote.

Courses For Agenda						
<b>Provider Name</b>	<b>Course Name</b>	<b>Hours</b>	<b>Type</b>	<b>Res Flag</b>	<b>AQB</b>	<b>Recommendations</b>
Appraiser eLearning LLC	2020-2021 7 Hour USPAP Update Course	7	C	USPAP	Y	Staff Approved
MBREA	State of the Residential Appraisal Market	3	S	E	N	Board Approved
McKissock, LP	New Construction Essentials: Luxury Homes	3	C	E	Y	Staff Approved
MBREA	Statistics, Modeling, and Finance	15	C	NR	Y	Staff Approved

VII. **Discussion:**

(a) **Delegations of Authority**

**Delegation of Authority – Approval of Applications with Minor License-Discipline Only:**

Delegate authority to the Executive Director, or if not available the Associate Executive Director, in consultation with one active Board member and Board Counsel, to approve applications for licensure or reinstatement that include admissions that the applicant has received discipline by other states solely for a single violation of Continuing Education requirements or a single out of state violation that is not a violation in Massachusetts. Applications for reciprocal licensure showing discipline for any other violations shall be reviewed by the Board. This delegation of authority shall remain in effect and force unless and until overridden by a subsequent vote of the Board. A **MOTION** was made by Timothy McDonough, seconded by Thomas Kokoliadis to approve this delegation. The Motion passed unanimously by Roll Call vote.

**Delegation of Authority – Approval of Applications with Minor Criminal Convictions**

Delegate authority to the Executive Director, or if not available the Associate Executive Director, in consultation with one active Board member and Board Counsel, to approve applications for licensure or reinstatement that include records of a single criminal conviction for motor vehicle infractions that result in sentences of a fine of \$250 or less. Applications for licensure showing convictions or pending charges for any other criminal infraction, multiple infractions, and any other sentence shall be reviewed by the Board. This delegation of authority shall remain in effect and force unless and until overridden by a subsequent vote of the Board. A **MOTION** was made by Timothy McDonough, seconded by Thomas Kokoliadis to approve this delegation. The Motion passed unanimously by Roll Call vote.

Paula Wolfe Joined the meeting at 10:48 am.

**b. Review of Regulations.** Tabled.

**VIII. Matters Not Reasonably Anticipated.**

Steven Sousa of MBREA stated his concerns about 264 CMR 9.00 to amend education to include Asynchronous remote education, not just Synchronous. Joe Comperchio asked for clarification on what is being proposed. Lynn Read clarified. Alan Cohen spoke on the Asynchronous versus Synchronous. Board requested Lynn draft the changes.

**IX. Executive Session, Closed Session per M.G.L. c. 30A, §21(a):**

At 11:13AM a MOTION was made by Timothy McDonough to exit Open Session and enter Closed Executive Session M.G.L. c. 30A, §21(a) to discuss character rather than competence, and not resume except to adjourn. The motion was seconded by William McLaughlin and unanimously adopted by the Board by a roll call vote.

No Quasi-Judicial Session was held.

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

At 11:40 a.m. a MOTION was made by Timothy McDonough to exit Closed Executive Session and enter Closed Investigative Conference under M.G.L. c. 112, s. 65C. The motion was seconded by William McLaughlin and unanimously adopted by the Board by a roll call vote.

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

<b>Docket</b>	<b>Board Action</b>
2020-000495-IT-ENF	Forwarded to Prosecution
2020-000526-IT-ENF	Forwarded to Prosecution
2020-00648-IT-ENF	Forwarded to Prosecution
2020-000684-IT-ENF	Forwarded to Prosecution
2020-000724-IT-ENF	Dismissed with Advisory
2020-000956-IT-ENF	Forwarded to Prosecution
2020-000958-IT-ENF	Dismissed
2020-000973-IT-ENF	Dismissed

**XI. Adjourn:**

Timothy McDonough made a MOTION to adjourn meeting at 12:55 p.m., seconded by Thomas Kokoliadis and unanimously adopted by the Board by a roll call vote.

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

1. Agenda for meeting of March 11, 2021
2. Draft Minutes of meeting held January 14, 2021
3. Corrected Minutes of meeting held May 21, 2020
4. Draft Delegations of Authority

The above Minutes were approved at the Open Meeting  
held May 13, 2021



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Mari Cooney, Executive Director  
Board of Registration of Real Estate Appraisers