

**Massachusetts Board of Registration Real Estate Appraisers
Minutes of the Board meeting held on April 5, 2018**

Conference Room 1C, 1st Floor

Time: 10:15 a.m.

Location: 1000 Washington St., Boston, MA

Members Present:

Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*

Thomas Kokoliadis, *Banking Member, Board Vice-Chairperson*

William McLaughlin, *Certified General Member*

David Paez, *Licensed Real Estate Broker Member*

Brian White, *Public Member*

Michael Kramer, *Public Member*

Members Not Present:

Michael Giannelli, *Certified Residential Appraiser Member, Board Chairperson*

Administrative Staff Present:

Ann-Margarette Barry, *Executive Director*

Lynn Read, *Board Counsel*

Public Present:

Steve Sousa, Executive Vice President of MBREA

Thomas Kokoliadis, Board Vice-Chairperson opened the meeting at 10:15 a.m.

Evacuation Procedures: Ann Barry reviewed the evacuation procedures.

Vote on Minutes of December 21, 2017 – MOTION was made by Thomas Kokoliadis to approve the minutes as written. The motion was seconded by Timothy McDonough and unanimously adopted by the Board.

Schedule Next Board Meeting Date – Subcommittee Meeting Date: May 17, 2018 and Full Board Meeting Date: June 21, 2018

New Items:

1. **AQB Changes to the Real Property Appraiser Qualifications Criteria** – The Board reviewed the amendments to the Appraiser Qualifications Criteria by the AQB with an effective date of May 1, 2018. The Board's attorney shall draft proposed language for the Board. The matter has been tabled for further discussions.
2. **Appraisal Management Company (AMC) regulation** – Attorney Read stated that the professional association, MBREA, submitted proposed legislation to regulate AMCs. The bill is currently pending in the House Ways and Means. The Board will request an extension of its implementation to the Appraisal Subcommittee.

Thomas Kokoliadis recused and left room during discussion of (RA-10-130) (RH).

Timothy McDonough recused and left room during discussion (RA-10-130) (RH).

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

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

Docket	Complainant	Licensee	Subcommittee
2016-000548-it-enf	Consumer	Clementi	Dismiss
2017-000500-it-enf	Consumer	Hopkins	Dismiss
2017-000887-it-enf	Consumer	Greenlaw	Advisory letter
2017-000957-it-enf	Consumer	Johnson	Dismiss
2017-000966-it-enf	Consumer	Saba	Dismiss
2017-001124-it-enf	Consumer	Hartel	Advisory letter
2017-001125-it-enf	Consumer	Glynn	Advisory letter
2017-001282-it-enf	Consumer	Cassell	Office of Prosecution
2017-001272-it-enf	Consumer	Leger	Advisory letter

Docket	Complainant	Licensee	Board review
2017-001031-it-enf	Consumer	Baldwin	Office of Prosecution
2018-000154-it-enf	Board	Marchant	Office of Prosecution

A MOTION was made by Thomas Kokoliadis to return to Open Session, seconded by Timothy McDonough and unanimously agreed to by the Board.

License Application Report:

A MOTION was made by Timothy McDonough to adopt the License Application Report as amended. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.

First Name	Last Name	TC	Last action taken	Recommendations
Christopher	Shuka		3 Reports Received	For Board Review
Shelley	Mavrakos		3 reports received	For Board Review
John	Powell		3 Reports received	For Board Review

Education Report:

A MOTION was made by Thomas Kokoliadis to adopt the Education Report as amended. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.

Courses For Agenda

Provider Name	Course Name	Hours	Type	ResFlag	Recommendations
Allterra	2018 Appraisal Policy & Procedures Charleston	7	Seminar	R	Approved
ASFMRA	Poultry Life Cycle Tour	6	CE	E	Approved
MBREA	Performing USPAP Compliant Appraisal Reviews	7	CE	R/NR	Approved
MBREA	Appraisal of Small Residential Income Properties	7	CE	NR/R	Approved
McKissock, LP	Live Webinar: Be Compliant & Competitive with Restricted Appraisal Reports	3	CE	NR	Approved
Appraisal Institute	Advanced Income Capitalization	33	CE	NR/R/E	Approved
Appraisal Institute	7 Hour USPAP National Update Course	7	CE	USPAP	Approved
Appraisal Institute	Online Appraising Auto Dealerships	7	CE	E	Approved
Appraisal Institute	Evaluating Commercial Leases: The tenant and the terms both matter	7	CE	E/NR	Approved
Appraisal Institute	7 Hour National USPAP Update Equivalency	7	CE	USPAP	Approved
The Columbia Institute	2018-2019 7 hour USPAP	7	CE	E/USPAP	Approved
MBREA	7 Hour National USPAP Update (distance Ed)	7	CE	USPAP	Approved
Hondros College of Business	2018-2019 7 Hour National USPAP Update	7	CE	USPAP	Approved
ASFMRA	Property Rights: Why haven't I heard this before?	8	Seminar	E	Approved

Lemay School of Real Estate	2018-2019 7 hour National USPAP Update Course	7	CE	USPAP	Approved
Lemay School of Real Estate	Darker Shades of Gray	7	CE	E	Approved
Lemay School of Real Estate	The Strange Case on Agile Mountain	7	CE	E	Approved
Dynasty	2018-2019 USPAP Update Equivalent Course	7	CE	NR/R/ USPAP	Approved
MA/RI Chapter of Appraisal Institute	New Balance's Development Boston Landing- An MBTA Public/Private Partnership	2	CE	NR/R	Approved
ASFMRA	Thinking Outside the Box: Appraising Unique and Atypical Properties	8	Seminar	E	Approved
ASFMRA	Valuing Rural America: The Complexities of Data Analysis in a Low Volume, Non- Uniform World	8	Seminar	E	Approved
MA/RI Chapter of the Appraisal Institute	Valuation of Solar Photovoltaic Systems	4	CE	R/NR	Approved
MA/RI Chapter of the Appraisal Institute	What's New in Residential Construction?	3	CE	R	Approved
MBREA	Lunch with the Experts: Studies in Understanding...	4	CE	R/NR	Approved
ACEI: Calypso Continuing Ed	2018-2019 7 Hour USPAP Update	7	CE	USPAP	Approved
McKissock, LP	The Appraisal of 2-4 Unit Properties	4	CE	R	Approved
MBREA	2018-2019 7 Hour USPAP	7	CE	USPAP	Approved
MBREA	Online Mortgages, Appraisers and Foreclosures	7	CE	R/NR	Approved
ASFMRA	AgWare Back to Basics	7	CE	E	Approved

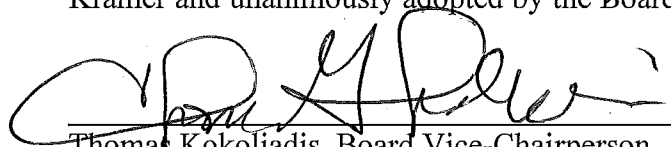
Appraisers ELearning, LLC	2018 Appraisers Conference & Trade Shows (ACTS) Day 1&2	7 day each	CE	E	Approved
McKissock, LP	Manufactured Home Appraisal	4	CE	NR	Approved
MBREA	Online Specialized Residential Appraisal Topics	20	CE	R	Approved
McKissock, LP	The Appraisal of 2-4 Unit Properties- Live Webinar	4	CE	NR	Approved
ASFMRA	Cost Approach Applications	8	CE	E	Approved

New Items:

List of Documents:

1. Agenda dated April 5, 2018
2. Draft Minutes dated December 17, 2017
3. AQB Changes to the Real Property Appraiser Qualifications Criteria

Thomas Kokoliadis made a MOTION to adjourn meeting at 11:30pm., seconded by Michael Kramer and unanimously adopted by the Board.



Thomas Kokoliadis, Board Vice-Chairperson
Board of Registration of Real Estate Appraisers