

**Massachusetts Board of Registration Real Estate Appraisers  
Minutes of the Board meeting held on June 21, 2018**

**Conference Room 1C, 1<sup>st</sup> Floor**

**Time: 10:15 a.m.**

**Location: 1000 Washington St., Boston, MA**

**Members Present:**

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

Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*

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

William McLaughlin, *Certified General Member*

Michael Kramer, *Public Member*

**Members Not Present:**

David Paez, *Licensed Real Estate Broker Member*

Brian White, *Public Member*

**Administrative Staff Present:**

Ann-Margarette Barry, *Executive Director*

Lynn Read, *Board Counsel*

Kristin Mitchell, *Program Coordinator*

**Public Present:**

Steve Sousa, *Executive Vice President of MBREA*

Michael Giannelli opened the meeting at 10:15 a.m.

**Evacuation Procedures:** Ann Barry reviewed the evacuation procedures.

**Vote on Minutes of April 5, 2018** – MOTION was made by Michael Giannelli to approve the minutes as written. The motion was seconded by Timothy McDonough and unanimously adopted by the Board.

**Schedule Next Board Meeting Date** – Full Board Meeting Date: July 12, 2018 with auditors.  
Additional Meeting Date: August 16, 2018

**New Items:**

- (a) **Delegation of authority to DPL staff to impose standard default sanctions:** Attorney Read explained that the Board must routinely vote to approve its delegation of authority to Staff. A MOTION was made by Michael Giannelli to delegate authority to the Board's Executive Director or the Deputy Director for Boards and Policy, in consultation with Board Counsel, to find respondents in default based on failure to respond to Orders to Show Cause or otherwise appear in an adjudicatory proceeding, and to impose sanctions and issue Final Decisions and Orders consistent with the Board's usual guidelines: revoking licenses, upholding fines previously recommended by the Board, or fining for unlicensed practice. This delegation of authority shall remain in effect and force unless and until overridden by a subsequent vote of the Board. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.

**(b) AQB Changes to the Real Property Appraiser Qualifications Criteria** – Attorney Read to draft proposed regulatory language for the Board’s review.

**(c) Appraisal Management Company (AMC) legislation and regulation** – Attorney Read reported that the proposed legislation is currently before the Senate Ways and Means Committee and that Committee requested a comment from the Division of Professional Licensure (DPL). The DPL provided the requested comment and also the Board requested and received from the Appraisal Subcommittee a preliminary extension as to the implementation of an AMC legislation.

MOTION to enter Closed Session under MGL ch. 112, section 65C was made by Michael Giannelli. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.

Prosecutor Jenna Hentoff– Closed Session under MGL ch. 112, section 65C: 2016-000039-IT-ENF (EM) – The Board provided the Prosecutor with guidance.

MOTION to enter Open Session was made by Michael Giannelli. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.

**Jennifer MacKoul - Request to terminate Voluntary Surrender Agreement** – The Licensee appeared before the Board on her request to reinstate her license after a surrender agreement. The Licensee explained that at the time she surrendered her license and chose not to further defend herself in the case was due to personal and financial reasons. A MOTION was made by Michael Kramer to reinstate the license with conditions that for a minimum of one year, she must (1) remit six completed appraisal reports for the Board to review and (2) must work under a Board approved Supervisor who holds either a State-Certified Residential or State-Certified General appraisal license. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.

Prosecutor Paul Franzese– Closed Session under MGL ch. 112, section 65C: 2016-000892-IT-ENF (TW) – The Board provided the Prosecutor with guidance.

**MOTION to enter Final Decision and Order, Quasi-Judicial: Closed Session under MGL ch. 30A, Section 18** was made by Michael Giannelli. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.

Nicholas Davos (2016-000032-IT-ENF) – The Board imposed discipline.

**Complaints and Investigative Conference, Closed Session per M.G.L. c. 112, s. 65C:**  
After the Investigative Conference the following was reported by the Board:

Docket	Complainant	Licensee	Board
2018-000057-IT-ENF	Consumer	Ozahowski	Send to Prosecution
2018-000156-IT-ENF	Board	Laramie	Send to Prosecution

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

**License Application Report:**

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

First Name	Last Name	TC	Last action taken	Recommendations
Jeffrey	DeAngelo	CR	3 Reports Received	Approved
Kurt	Gottschalk	LA	3 Reports Received	Approved
Thomas	Salvatelli	CR	3 Reports Received	Approved

**Education Report:**

A MOTION was made by Michael Giannelli to adopt the Education Report as amended. The motion was seconded by Timothy McDonough and unanimously adopted by the Board.

**Courses For Agenda**

Provider Name	Course Name	Hours	Type	ResFlag	Recommendations
The Columbia Institute	2018 Appraisal Summit & Expo Day 1	7	C	R	Approved
The Columbia Institute	2018 Appraisal Summit & Expo Day 1	7	C	R	Approved
Appraisal Institute	15 Hour USPAP	15	P	USPAP	Approved
Appraisal Institute	Online General Appraiser Site Valuation & Cost Approach	28	C	E	Approved
ASFMRA	Valuing Specialty Livestock Facilities: Dairy Farm	8	S	E	Approved
The Columbia Institute	2018-2019 7 Hour USPAP Equivalent	7	C	E	Approved
Appraisal Institute	Case Studies in Appraising Green Residential Buildings	7	C	R	Approved

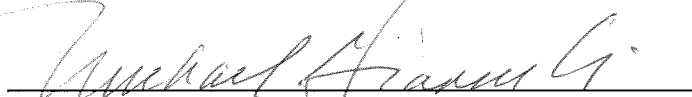
Appraisal Institute	Residential Applications Part 2; Using Microsoft Excel to Analyze and Support Appraisal Assignment Results	7	C	R	Approved
Appraisal Institute	Application and Interpretation of Simple Linear Regression	14	C	R	Approved
Appraisal Institute	Residential Applications Part 1: Using Technology to Measure and support Assignment Results	7	C	R	Approved
Appraisal Institute	Basic Appraisal Principles	28	C	E	Approved
Appraisal Institute	Basic Appraisal Procedures	28	C	E	Approved
Appraisal Institute	Advanced Residential Report Writing Part 2	28/2	C	R	Approved
Appraisal Institute	Advanced Spreadsheet Modeling for Valuation Applications	14	C	R	Approved
Appraisal Institute	Litigation Assignments for Residential Appraisers	4	C	R	Approved
Appraisal Institute	Review Case Studies General	30	C	R	Approved
McKissock, LP	Evaluating Today's Residential Appraisal: Reliable Review	4	C	R	Approved
Dynasty School	Residential Market Analysis and Highest and Best Use	14	C	R	Approved
MBREA	Online Covering all the Bases in Residential Reporting	7	C	R	Approved
McKissock, LP	Evaluations, Desktops, and Other Limited Scope Appraisals	4	C	R	Approved
Appraisal Institute	Online General Appraiser Site Valuation and Cost Approach	28	C	E	Approved

<b>Appraisal Institute</b>	<b>Supervisory Appraiser/Trainee Appraiser Course</b>	<b>4</b>	<b>C</b>	<b>E</b>	<b>Approved</b>
<b>Alltera</b>	<b>2018 Keynote Vegas</b>	<b>7</b>	<b>S</b>	<b>R</b>	<b>Approved</b>
<b>Allterra</b>	<b>2018 Regulatory Update Vegas</b>	<b>7</b>	<b>S</b>	<b>R</b>	<b>Approved</b>
<b>OREP</b>	<b>How to Raise Appraisal Quality and Minimize Risk</b>	<b>7</b>	<b>C</b>		<b>Approved</b>
<b>Hondros</b>	<b>Better to be Safe than Sorry</b>	<b>7</b>	<b>C</b>	<b>E</b>	<b>Approved</b>
<b>OREP</b>	<b>Identifying and Correcting Appraisal Failures</b>	<b>7</b>	<b>C</b>		<b>Approved</b>
<b>OnCourse Learning</b>	<b>15 Hour National USPAP Equivalency</b>	<b>15</b>	<b>P</b>	<b>USPAP</b>	<b>Approved</b>
<b>JMB</b>	<b>7-Hour National USPAP Updated (Distance Ed)</b>	<b>7</b>	<b>C</b>	<b>USPAP</b>	<b>Approved</b>
<b>Appraisal Institute</b>	<b>Review Theory General-Synchronous</b>	<b>33</b>	<b>C</b>	<b>NR</b>	<b>Approved</b>
<b>Massachusetts Association of Assessing Officers, Inc</b>	<b>Workshop 155-Depreciation Analysis</b>	<b>15</b>	<b>C</b>	<b>R</b>	<b>Approved</b>
<b>Massachusetts Association of Assessing Officers, Inc</b>	<b>2018-2019 7 Hour National USPAP Update</b>	<b>7</b>	<b>C</b>	<b>USPAP</b>	<b>Approved</b>
<b>OnCourse Learning Corp</b>	<b>2018-2019 7 Hour Equivalent USPAP Update Course</b>	<b>7</b>	<b>C</b>	<b>USPAP</b>	<b>Approved</b>

**List of Documents Used:**

1. Agenda dated June 21, 2018
2. Draft Minutes of meeting held April 5, 2018

Michael Giannelli made a MOTION to adjourn meeting at 12:02 p.m., seconded by Michael Kramer and unanimously adopted by the Board.

A handwritten signature in cursive script, appearing to read "Michael Giannelli", is written over a horizontal line.

Michael Giannelli, Board Chairperson  
Board of Registration of Real Estate Appraisers