

**Massachusetts Board of Registration Real Estate Appraisers  
Minutes of the Board Meeting held on February 21, 2019**

**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*

Brian White, *Public Member*

**Members Not Present:**

Michael Kramer, *Public Member*

David Paez, *Licensed Real Estate Broker Member*

**Administrative Staff Present:**

Shawn T Murphy, *Executive Director*

Kristin Mitchell, *Program Coordinator*

Lynn Read, *Board Counsel*

**Public Present:**

Steve Sousa, *Executive Vice President of MBREA*

Darwin Worthessen

**Call to Order** – Michael Giannelli opened the meeting at 10:15 a.m.

**Evacuation Procedures:** Kristin Mitchell reviewed the evacuation procedures.

**Vote on Minutes of December 13, 2018** – 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.

**Schedule Next Board Meeting Date**

Sub Committee Meeting Date: March 21, 2019.

Full Board Meeting Date: April 18, 2019.

**Executive Director's Report to the Board:**

Shawn Murphy let Board Members know of the status of cases.

**Board Counsel's Report to the Board:**

Lynn Read spoke about the regulation changes and the case list.

**Redacted Request for Accommodation in Exam:**

Applicant was present and Ms. Read explained that he may address the Board in closed Executive Session. Applicant said he would appear in open session, and he explained why he needed the accommodation. A MOTION was made by Timothy McDonough to provide the accommodation, Thomas Kokoliadis seconded. Board unanimously voted to approve.

**International Education:**

Kristin Mitchell and Lynn Read explained to the Board the request from an international applicant. The Board asked to see the application before they could make a determination if he can be licensed without starting as a trainee. Ms. Mitchell will send the Board the application for further review.

**New Items:**

**Policy Statement – Criminal Conviction and Discipline Review Policy:** Ms. Read discussed with the Board the agency's suggested changes. A MOTION was made by Timothy McDonough to adopt changes and William McLaughlin seconded. The Board unanimously voted to approve and adopt the proposed changes.

**Request for Reconsideration of Denial:**

Kristin Mitchell reminded the Board of why they denied the application for Certified General Appraiser license, due to the work experience being earned over ten years ago. The applicant explained why the Board should reverse its decision. Lynn Read informed the Board that the AQB policy states there is no time limit to obtain work experience. The Board approved the application with some conditions: Nine-Twelve months after receiving his license he must send a list of commercial properties he has appraised for the Board to review.

**Board Chair opened meeting to the Public:**

- (a) Steve Sousa informed the Board of the status of the Appraisal Management Company legislation in the Massachusetts legislature. It is now back in the House of Representatives.
- (b) Darwin Worthessen asked about how the public hearing will work for regulation changes and what the time line will be. Lynn Read explained the process and the anticipated time line.

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

MOTION to enter Closed Session at 10:50 AM under M.G.L. c. 112, s. 65C was made by Michael Giannelli. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.

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

Docket	Complainant	Licensee	Board review
2018-000743-IT-ENF	Board	James Curley	Tabled
2018-000614-IT-ENF	H. Rudick	Dolores Churchey	Dismissed
2018-000647-IT-ENF		Dolores Churchey	Dismissed
2018-000816-IT-ENF	D. Dias	Jeremiah Manfra	Dismissed
2018-000735-IT-ENF	J. Ginsburg	Carlton German	Dismissed

**License Application Report:**

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

First Name	Last Name	TC	Last action taken	Recommendations
Katherine	Sayle	CR	4 Reports and work-file Received	Board Approved
Jesse	Prato	CG	3 Reports Received	Board Asked For More Reports
Adam	Fish	CG	3 Reports Received	Board Approved
Amanda	Sternstein	CG	3 Reports Received	Board Approved

**Education Report:**

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

**Courses For Agenda**

Provider Name	Course Name	Hours	Type	ResFlag	Recommendations
MAAO	Course 6 Valuation Administration	30	C	R	Board Approved
IAAO	Course 101- Fundamentals of Real Property	30	C	NR	Board Approved
MBREA	Breakfast with Experts: Market Analysis Techniques and Reporting	4	C	R/NR	Board Approved

<b>Dynasty</b>	<b>Residential Market Analysis</b>	14	C	R	Board Approved
<b>ASA</b>	<b>2018-2019 USPAP Update</b>	7	C	USPAP	Board Approved
<b>ASA</b>	<b>2019 NJ State Conference – Wednesday</b>	7	C	E	Board Approved
<b>ASA</b>	<b>2019 NJ State Conference- Thursday</b>	7	C	E	Board Approved
<b>Appraisal Institute</b>	<b>How Tenants Create or Destroy Value: Leasehold Valuation and its Impact on Value</b>	7	C	NR/E	Board Approved
<b>Appraisal Institute</b>	<b>Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications</b>	14	C	E	Board Approved
<b>McKissock, LP</b>	<b>Focus on FHA Minimum Property Requirements</b>	4	C	R	Board Approved
<b>McKissock, LP</b>	<b>Real Estate Damages- Appraising After a National Disaster</b>	3	C	R	Board Approved
<b>Hondros</b>	<b>An Appraisers Guide to Expert Witness Assignments</b>	7	C	R/NR	Board Approved
<b>Allterra</b>	<b>2019 Collateral Matters Chicago</b>	7	S	R	Board Approved
<b>Allterra</b>	<b>2019 Keynote Chicago</b>	7	S	R	Board Approved
<b>The Columbia Institute</b>	<b>Appraisal of Small Residential Properties, No 851</b>	7	C	E	Board Approved
<b>The Columbia Institute</b>	<b>Mortgages, Appraisers, and Foreclosures No. 850</b>	7	C	E	Board Approved
<b>The Columbia Institute</b>	<b>Income Approach Review, No 849</b>	7	C	E	Board Approved

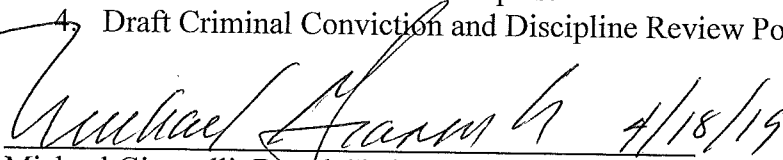
McKissock, LP	Residential Construction and the Appraiser	7	C	R	Board Approved
McKissock, LP	Desktop Appraisal Assignments: An Overview	3	C	R	Board Approved
ASFMRA	Appraising Natural Resources	8	S	E	Board Approved
Appraisal Institute	Online Valuation Resources Photovoltaic Systems	3	C	E	Board Approved
Appraisal Institute	Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications	14	C	E	Board Approved
Appraisal Institute	Advanced Market Analysis and Highest & Best Use-Synchronous	3	C	E	Board Approved

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

Michael Giannelli made a MOTION to adjourn meeting at 11:55 a.m., seconded by Timothy McDonough and unanimously adopted by the Board.

**List of Documents Used:**

1. Agenda dated February 21, 2019
2. Draft Minutes of meeting held December 13, 2018
3. Redacted Accommodation Request
4. Draft Criminal Conviction and Discipline Review Policy

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