

**MEETING OF THE RHODE ISLAND
REAL ESTATE APPRAISERS BOARD**

DATE: September 2, 2009

TIME: 9:30 a.m.

**PLACE: Department of Business Regulation
69-1 Conference Room
1511 Pontiac Avenue
Cranston, RI 02920**

MEMBERS PRESENT:

**William Coyle, III - Chairman, S. Keith White, Jr. – Vice Chairman,
Rory Budlong, Kenneth Cote, Lee Gallucci, Gregory Kwiatkowski,
Jamie Moore, Gerald Roch, Ellen Balasco – Deputy Chief of Legal
Services, Neena Savage – Chief of Legal Services, William DeLuca –
Acting Real Estate Administrator.**

The Chairman called the meeting to order at 9:35 a.m.

The Chairman asked for a motion to accept the open session minutes of the last meeting. Keith White made the motion. Lee Gallucci seconded the motion. All were in favor. The Chairman asked for a motion to accept the executive session minutes of the last meeting. Lee Gallucci made the motion. Keith White seconded the motion. All were in favor.

The following courses and seminars were reviewed:

Allterra Group, LLC

2009 Keynote/Valuation Visionaries

2009 Regulatory Updates/Re-Engineering the Appraisal Process

Appraisal Institute (Chicago Chapter)

Condemnation Appraising – Principles and Applications

Reviewing Residential Appraisal Reports

Valuation of Green Residential Properties

MA Board of Real Estate Appraisers

Breakfast with the Experts: Green and Sustainable Building Practices

Jerry Roch made a motion to approve both seven-hour continuing education seminars offered on November 10th and 11th 2009 by the Allterra Group. Keith White seconded the motion. All were in favor.

Jerry made a motion to accept all continuing education renewals

submitted by the Appraisal Institute for a period of one year. Keith seconded the motion. All were in favor. Jerry made a motion to retroactively approve the MBREA's "Breakfast with the Experts," three-hour seminar held on August 11, 2009. Keith seconded the motion. All were in favor.

The Chairman discussed the request from Rachael S. Armenti to sit for the certified residential examination. Ms. Armenti was granted permission previously from the Board but due to caring for an ailing parent was unable to take the exam in the allotted time. The initial card sent has since expired. Keith White made a motion to grant Ms. Armenti permission to sit for the examination provided she submits an update experience work log. Ken Cote seconded the motion. All were in favor.

The Chairman instructed Jerry Roch to select several appraisals from Paul J. Miraglia's experience log for the Board to review since he is requesting to upgrade his current status as a state licensed appraiser to that of a certified residential.

An upgrade request submitted by Kathleen M. Ragno was given to Gregory Kwiatkowski for appraisal selection. Upon submission of those selected appraisals, Ms. Ragno will be required to resubmit her experience log in chronological order by dates.

The Chairman asked if there were any comments on the proposed

Appraisal Management Company Registration and Regulation Model Act. There were no comments but it will remain on the agenda for next month.

Vice Chairman White made a motion to convene into executive session at 10:10 a.m. pursuant to RI General Laws, § 42-46-5(a)(4) for investigative proceedings regarding allegations of civil or criminal misconduct. Seconded by Greg Kwiatkowski. All were in favor.

Lee Gallucci made a motion to adjourn from executive session and to reconvene to an open meeting at 11:40 a.m. pursuant to RI General Laws, § 42-46-4. Seconded by Jamie Moore. All were in favor.

Lee Gallucci moved to seal the minutes of the executive session and record the votes taken in executive session pursuant to RI General Laws, § 42-46-4 and § 42-46-5. Seconded by Jamie Moore. All were in favor.

Jerry Roch moved to record the votes taken in executive session in accordance with RI General Laws, § 42-46-4 as follows: The dismissal of complaint #A09-008, White v. Halloran. Seconded by Jamie Moore. All were in favor.

Ken Cote moved to record the votes taken in executive session in accordance with RI General Laws, § 42-46-4 as follows: The dismissal of complaint #A09-007, Mullen v. Cullen. Seconded by Jamie Moore.

All were in favor.

Jamie Moore moved pursuant to RI General Laws, § 42-46-4 that the Board defers disclosure of all votes in executive session until such time as such disclosure would not jeopardize any strategy, negotiation, or investigation undertaken pursuant to RI General Laws, § 42-46-5(a). Seconded by Jamie Moore. All were in favor.

There being no public comments, the Chairman made a motion to adjourn the meeting at 12:05 p.m.

Respectfully submitted,

William J. DeLuca

Acting Real Estate Administrator