

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

**DATE: December 4, 2013**

**TIME: 9:30 a.m.**

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

**BOARD MEMBERS PRESENT:**

**Jamie Moore – Chairperson, Richard Berlinsky – Vice Chairperson,  
Patricia Grogan, Gregory Kwiatkowski, Bernardino Lancia III,  
Kenneth Scotti, Peter Scotti.**

**OTHERS PRESENT:**

**Deanna Daniels – Appraisal Section Licensing Aide, Ellen Balasco –  
Deputy Chief of Legal Services, William DeLuca – Real Estate  
Administrator.**

**The Chairperson called the meeting to order at 9:33 a.m.**

**The Chairperson introduced the newest member to the Board,  
Bernardino Lancia III.**

**The Chairperson asked for a motion to approve the October and November meeting minutes. Kenneth Scotti made a motion to approve both the executive session and open session minutes for the October meeting. Seconded by Richard Berlinsky. All members present were in favor. Richard Berlinsky made a motion to approve both the executive session and open session minutes for the November meeting. Seconded by Kenneth Scotti. All members present were in favor.**

**The following courses were reviewed:**

**Appraisal Institute (Chicago Chapter)**

**Complex Litigation Appraisal Case Studies**

**Fundamentals of Separating Real and Personal Property from Intangible Business Assets**

**Residential and Commercial Valuation of Solar**

**MA Board of Real Estate Appraisers**

**Breakfast with the Experts: Valuing Deed Restricted Real Property**

**Greg Kwiatkowski made a motion to approve all of the courses submitted by the Appraisal Institute (Chicago Chapter) for a period of one year. Seconded by Patricia Grogan. All members present were in favor. Greg Kwiatkowski made a motion to approve the course submitted by the MA Board of Real Estate Appraisers for a**

**period of one year. Seconded by Richard Berlinsky. All members present were in favor.**

**An upgrade requested submitted by Gregory Ehlinger was discussed.**

**Since the Board investigator assigned to review Mr. Ehlinger's appraisal reports is no longer a member of the Board, the original reports will be resent to Jamie Moore who will review the reports and apprise the Board of her decision at the next scheduled meeting.**

**An upgrade request submitted by Joseph Roch was discussed.**

**Based on an email received from Ken Cote, who was assigned to review Mr. Roch's appraisal reports, Richard Berlinsky made a motion to approve the upgrade request. Seconded by Kenneth Scotti. All members present were in favor.**

**The Chairperson made a motion to convene into executive session at 9:44 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 members present were in favor.**

**The Chairperson made a motion to adjourn from executive session and to reconvene to an open meeting at 10:26 a.m. pursuant to RI General Laws, § 42-46-4. Seconded by Greg Kwiatkowski. All members present were in favor.**

**The Chairperson made a motion 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 Greg Kwiatkowski. All members present were in favor.**

**The Vice-Chairperson made a motion to record the votes taken in executive session in accordance with RI General Laws, § 42-46-4 as follows. In executive session closed matters, the Board voted to issue a formal letter of warning to the licensee concerning Complaint No. A13-002, Branca v. Reilly, with one recusal made by Jamie Moore. Seconded by Greg Kwiatkowski. All members present were in favor.**

**The Chairperson made a motion 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 Greg Kwiatkowski.**

**There being no further business to discuss, the Chairperson made a motion to adjourn. Seconded by Richard Berlinsky. All members present were in favor. The meeting was adjourned at 10:28 a.m.**

**The next scheduled meeting will be held on January 8, 2014 at 9:30 a.m.**

**Respectfully submitted,**

**Deanna Daniels**

**Licensing Aide**