

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

**DATE: November 5, 2014**

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

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

**BOARD MEMBERS PRESENT:**

**Peter Scotti – Vice Chairperson, Kenneth Costa, Kenneth Cote, Patricia Grogan, Gregory Kwiatkowski, Bernardino Lancia III, Jamie Moore and Kenneth Scotti.**

**OTHERS PRESENT:**

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

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

**The Vice Chairperson made a motion to approve both the executive session and open session minutes for the September meeting. Seconded by Kenneth Scotti. All members present were in favor. Motion passed.**

**The following courses/seminars were reviewed by Gregory Kwiatkowski, who recommended approval.**

**Appraisal Institute (Chicago Chapter)**

**Fundamentals of Separating Real Property, Personal Property, & Intangible Business Assets Income Approach for Residential Appraisers**

**International Valuation Standards Overview**

**Litigation Assignments for Residential Appraisers**

**Residential and Commercial Valuation of Solar**

**Unraveling the Mystery of Fannie Mae Appraisal Guidelines**

**Motion made for approval by Gregory Kwiatkowski. Seconded by Kenneth Cote. All members present were in favor. Motion passed.**

**The Vice Chairperson asked for a report from Jamie Moore regarding her review of an upgrade request from Matthew J. Miale. Jamie Moore recommended approving the upgrade request and made a motion for approval. Seconded by Kenneth Cote. All members present were in favor. Motion passed.**

**The Vice Chairperson opened discussion with a letter received from Tax Assessor, Evelyn Spagnolo regarding approval of her work experience as an assessor. After a brief discussion, Jamie Moore made a motion to send a letter to Ms. Spagnolo outlining what an acceptable work experience log should consist of. Seconded by Kenneth Cote. All members present were in favor. Motion passed.**

**The Vice Chairperson made a motion to convene into executive session at 9:38 a.m. pursuant to RI General Laws, § 42-46-5(a) (4) for investigative proceedings regarding allegations of civil or criminal misconduct. Seconded by Kenneth Scotti. All members present were in favor. Motion passed.**

**The Vice Chairperson made a motion to adjourn from executive session and to reconvene to an open meeting at 9:55 a.m. pursuant to RI General Laws, § 42-46-4. Seconded by Gregory Kwiatkowski. All members present were in favor. Motion passed.**

**The Vice 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 Gregory Kwiatkowski. All members present were in favor. Motion passed.**

**Jamie Moore brought to the attention of the Board, two letters she had received and asked for clarification from the Department. The**

**first letter was from Ms. McGurn asking why she did not have enough time for approval of her upgrade request. Jamie Moore was advised by Deanna Daniels that Ms. McGurn could not count the time she was unlicensed toward the two-year experience requirement, which she wouldn't have until March 2015.**

**The second letter Jamie Moore discussed was from Richard Carrubba regarding his two different supervisory appraisers and if he could use both to meet the experience requirement. Deanna Daniels advised that if the logs were separate for the two supervisors then the combined time would be counted.**

**The Vice Chairperson requested a motion to adjourn at 10:10 am. Kenneth Cote made the motion. Seconded by Jamie Moore. All members present were in favor. Motion passed.**

**The next scheduled meeting will be held on December 3, 2014 at 9:30 a.m.**

**Respectfully submitted,**

**William J. DeLuca**

**Real Estate Administrator**