

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

DATE: December 9, 2015

TIME: 9:30 A.M.

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

BOARD MEMBERS PRESENT:

Richard Berlinsky – Chairman, Peter Scotti – Vice Chairperson, Susan Kelly, Bernardino Lancia III, Kenneth Scotti and Jamie Moore.

OTHERS PRESENT:

Ellen Balasco – Deputy Chief of Legal Services, Deanna Daniels - Appraisal Licensing Aide, and William DeLuca – Real Estate Administrator. Stephen Sousa – Massachusetts Board of Real Estate Appraisers.

The Chairperson called the meeting to order at 9:40 A.M.

The Chairperson asked for a motion to approve the open session minutes of the November meeting. Susan Kelly made the motion. Seconded by Vice-Chairperson Scotti. All members present were in favor. Motion passed. Gregory Kwiatkowski recused himself from voting.

Review of Continuing Education courses submitted for approval: Jamie Moore presented course review.

Appraisal Institute (Chicago Chapter)

Advanced Spreadsheet Modeling for Valuation Applications 15/14 Hours

Two-Day Advanced Income Capitalization – A – 15/14 Hours

Two-Day Advanced Income Capitalization – B – 15/14 Hours

Jamie Moore made motion to approve above courses. Seconded by Vice-Chairperson Scotti. All in favor. Motion passed.

MA Board of Real Estate Appraisers

Residential Appraisal Review – 7 Hours

Supervising the Trainee Appraiser – 4 Hours

Understanding & Using Comparable Transactions – 7 Hours

Jamie Moore made motion to approve above courses. Seconded by Bernardino Lancia. All in favor. Motion passed.

Chairperson call for the result of the review and/or approval of an

upgrade requested submitted by Cathleen M. Harrington. Bernardino Lancia reported having reviewed Ms. Harrington's work and recommended the upgrade request. Seconded by Vice-Chairperson Scotti. All in favor. Motion passed to approve upgrade from Trainee to Licensed Residential Appraiser.

Opportunity for public comment (discussion only per R.I. Gen. Laws § 42-46-6(d)).

Chairperson Berlinsky moved the order for the opportunity for public comment to accommodate Stephen Sousa, Massachusetts Board of Real Estate Appraisers. Mr. Sousa has a Board meeting back in Boston, MA later this morning. Mr. Sousa reported on the Massachusetts Board effort to formalize and define a timeframe during which users of appraisal services may file a licensing complaint. The timeframe would align with the current record retention policy under USPAP but not impact an ability to initiate civil or criminal actions against an appraiser. General discussion ensued regarding the Massachusetts proposed bill. Ellen Balasco reported on previous legislative efforts regarding this issue and its negative outcome. Vice-Chairperson Scotti reported that the Board has an informal policy in place on regarding older complaints beyond the five year mark. Ellen Balasco reported that the Department and the Board has determined that an informal as opposed to a written formal policy is more advantageous at this time. Discussion continued until Mr. Sousa excused himself to go back to Boston, MA for his next

meeting. He was thanked for his appearance and input and requested to return again in the future for further discussions.

The Chairperson made a motion to convene into Executive session at 10:24 A.M. pursuant to R.I. Gen. Laws § 42-46-5 (a) (4) for investigative proceedings regarding allegations of civil or criminal misconduct. Seconded by Jamie Moore. All members present were in favor. Motion passed.

The Chairperson made a motion to adjourn from executive session and to reconvene to an open session at 10:33 A.M. pursuant to RI General Laws § 42-46-4. Seconded by Vice-Chairperson Scotti. All members present were in favor. Motion passed.

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 Vice-Chairperson Scotti. All member present were in favor. Motion passed.

General discussion ensued on when Supervisor / Trainee courses have to be taken when taking on new Trainees. Ellen Balasco advised the Board that the course has to be taken by both and that, unlike earlier this year, the proper course is available to be taken.

The Chairperson called for a motion to adjourn. Jamie Moore made

motion to adjourn, seconded by Susan Kelly. All in favor. Motion passed. Adjourned at 10:39 A.M.

The next scheduled meeting will be held on January 6, 2016 at 9:30 A.M.

Respectfully submitted,

William J. DeLuca

Real Estate Administrator