

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

DATE: August 10, 2016

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 - Chairman, Bernardino Lancia III - Vice Chairperson,
Susan Kelly, Kenneth Scotti, Susan Martins-Phipps, Gregory
Kwiatkowski and Richard Berlinsky.**

OTHERS PRESENT:

**William DeLuca – Real Estate Administrator, Ellen Balasco, Deputy
Chief of Legal Services.**

The Chairperson called the meeting to order at 9:34 A.M.

The Chairperson requested a motion to approve the open session

minutes of the June meeting and the amendment of the May open meeting minutes. Motion made by Richard Berlinsky. Seconded by Susan Kelly. Gregory Kwiatkowski abstained. All members present were in favor. Motion passed.

Review of Continuing Education courses submitted for approval: Richard Berlinsky presented course review.

American Society of Farm Managers & Rural Appraisers

Advanced Appraisal Exam Preparation Course -20 Hrs.

Introduction to Statistical Analysis for Appraisers – 8 Hrs.

Technology Applications in Appraisal - Google Earth – 8 Hrs.

Susan Kelly made a motion to approve courses for one year. Seconded by Peter Scotti. All members in favor. Motion passed.

Chairperson Scotti requested that the remaining courses be voted upon at the end of the review.

Appraisal Institute (Chicago Chapter)

FHA Appraising for Valuation Professionals – 7 Hrs.

International Financial Reporting for the Real Property Appraiser – 15 Hrs.

Valuation in Challenging Markets – 30 Hrs.

Valuation of Conservation Easements – 33/31 Hrs.

MA Board of Real Estate Appraisers

Appraising Easements – 7 Hrs.

Breakfast with the Experts: Is Commercial Real Estate Due for Readjustment? – 4 Hrs.

Mixed Use Properties – 7 Hrs.

What Lenders Want: Minimize Callbacks by Identifying & Meeting Client Expectations – 3 Hrs.

Vice-Chairperson Bernardino Lancia made a motion to approve all the above courses for a period of one year. Seconded by Gregory Kwiatkowski. All members in favor. Motion passed.

MA & RI Chapter of the Appraisal Institute

Drone Technology and Its Impact on the Appraisal Industry – 4 Hrs.

Reviews, Revisions and Revisiting our Responses as Appraisers – 2 Hrs.

Vice-Chairperson Bernardino Lancia made a motion to approve the above conferences for their one-day events only. Seconded by Gregory Kwiatkowski. All members in favor. Motion passed.

Request for the Board to review and/or approval of an upgrade request submitted by Jason S. Berman. Chairperson Scotti will assign out the appraisals to himself, Susan Kelly, Susan Martin-Phipps and Vice-Chairperson Bernardino Lancia. Reviews to be reported upon at next month's meeting.

Discussion on a Letter of Explanation of Disciplinary Actions received from Mr. Kenneth P. Riggs, Jr. General discussion on Mr. Riggs letter. Chairperson Scotti requested that Legal Counsel contact both the State of Nebraska and Virginia to receive reports on action they took against Mr. Riggs. Ms. Balasco reported that this issue should be discussed next month in Executive session.

The Chairperson made a motion to convene into executive session at 9:50 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 Gregory Kwiatkowski. 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 10:09 A.M. pursuant to RI General Laws § 42-46-4. Seconded by Richard Berlinsky. 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 Richard Berlinsky. All member present were in favor. Motion passed.

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

No public comment. Susan Kelly did advise the Board of progress of certain Massachusetts legislation. General discussion of Rhode Island proposed AMC bill. Ellen Balasco advised the Department will be reviewing all proposed bills with the new Director in October and a determination will be made at that time on which ones will be submitted.

Chairperson Scotti requested a motion to adjourn. Motion made by Richard Berlinsky. Seconded by Gregory Kwiatkowski. All members present were in favor. Motion passed. Adjourned at 10:15 A.M.

The next scheduled meeting will be held on September 7, 2016 at 9:30 A.M.

Respectfully submitted,

William J. DeLuca

Real Estate Administrator