

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

**DATE: October 5, 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, Patricia Grogan  
and Richard Berlinsky.**

**OTHERS PRESENT:**

**William DeLuca - Real Estate Administrator, Ellen Balasco - Deputy  
Chief of Legal Services, and George Demopoulos of Lincoln Appraisal.**

**The Chairperson called the meeting to order at 9:35 A.M.**

**The Chairperson requested a motion to approve the open and**

**executive session minutes of the September meeting. Motion made by Susan Martins-Phipps. Seconded by Richard Berlinsky. All members present were in favor. Motion passed.**

**Review of Continuing Education courses submitted for approval: Vice-Chairperson Lancia presented course review.**

**Allterra Group, LLC**

**2016 Fannie Mae Update/Appraiser Best Practices – 7 Hour Conference**

**2016 Keynote/Industry Update/Big Data – 7 Hour Conference**

**American Society of Farm Managers and Rural Appraisers**

**ASFMRA 87th Annual Convention Day 1 – 6 Hour Conference**

**ASFMRA 87th Annual Convention Day 2 – 3 Hour Conference**

**Appraisal Institute (Chicago Chapter)**

**Fundamentals of Separating Real Property, Personal Property, & Intangible Business Assets – 14/15 Hours Classroom**

**Residential & Commercial Valuation of Solar – 14/15 Hours Classroom**

**Vice-Chairperson Lancia made a motion to approve the Allterra Groups conferences for their respective dates of November 11th and 12th, 2016. Seconded by Susan Martins-Phipps. All members present were in favor. Motion passed. Vice-Chairperson Lancia**

**made a motion to approve the two day conference offered by the American Society of Farm Managers & Rural Appraisers being held on November 10th and 11th, 2016. Seconded by Susan Martins-Phipps. All members present were in favor. Motion passed. Vice-Chairperson Lancia made a motion to approve the Appraisal Institute's (Chicago Chapter) courses for a period of one year. All members present were in favor. Motion passed.**

**Review and/or approval of an upgrade request submitted by Jason S. Berman. – Discussion not held at this time.**

**Discussion of Proposed Legislation for AMC's and Appraisal Sunset Provisions, report presented by Susan Kelly on progress of Massachusetts Appraisal related legislation. Five proposed bills were discussed:**

- 1. An Act further regulating the continuing education requirements for certain real estate appraisers and trainees. Ms. Kelly reported this bill was on hold by committee.**
- 2. An Act providing consumers with equal protection for all real estate appraisal services. Ms. Kelly reported this bill does not apply to Rhode Island.**
- 3. An Act providing timely protection for users of real estate appraisal services. Ms. Kelly reports the bill concerns the amount of time an appraiser is required to hold records before destruction and legal liable afterwards.**
- 4. An Act to regulate Appraisal Management Companies. Ms. Kelly**

reported the legislation was moving forward.

5. An Act defining client, intended use and intended user in real property appraisal assignments and reports. Ms. Kelly advised that the bill is intended to protect an appraiser from exposure to a civil lawsuit by limiting the definition of intended user.

General discussion ensued on all of the above proposed legislation in Massachusetts and possible proposal and application in Rhode Island.

Mr. George Demopoulos spoke on his support of the AMC bill being proposed by the Department and especially thanked Ellen Balasco and the Board members for listening to his input regarding the proposed Rhode Island bill from last year. After speaking Mr. Demopoulos left the meeting room.

The Chairperson made a motion to convene into executive session at 10:05 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 Richard Berlinsky. 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 10:20 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). - None**

**Chairperson Scotti requested a motion to adjourn. Motion made by Susan Martins-Phipps. Seconded by Susan Kelly. All members present were in favor. Motion passed. Adjourned at 10:22 A.M.**

**The next scheduled meeting will be held on November 2, 2016 at 9:30 A.M.**

**Respectfully submitted,**

**William J. DeLuca**

**Real Estate Administrator**