



STATE OF MAINE  
DEPARTMENT OF PROFESSIONAL  
AND FINANCIAL REGULATION  
BOARD OF REAL ESTATE APPRAISERS  
35 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333-0035

Janet T. Mills  
Governor

Anne L. Head  
Commissioner

**Public Board Meeting  
Tuesday, July 2, 2024  
AGENDA**

**Location:** 76 Northern Ave Gardiner, ME 04345  
**Room:** Central Conference Room  
**Time:** 9:00 a.m.  
**Contact:** Kaleigh Kennedy- 207-624-8522 or [Kaleigh.Kennedy@maine.gov](mailto:Kaleigh.Kennedy@maine.gov)  
Shara Chesley- 207-624-8521 or [Shara.Chesley@maine.gov](mailto:Shara.Chesley@maine.gov)

**Option for Virtual Attendance by the Public:**

In addition, though not required by law, this meeting is being made virtually available using the Zoom platform to members of the public who do not attend in-person. A link for the public to access the Board of Real Estate Appraisers meeting virtually will be posted on the Real Estate Appraisers Board website at:

<https://www.maine.gov/pfr/professionallicensing/professions/board-real-estate-appraisers/home/board-meeting-information>

The Board of Real Estate Appraisers expects that members of the public who attend the meeting virtually will be able to provide public comment to the same extent as members of the public who attend in-person.

**I. CALL TO ORDER**

**II. AGENDA MODIFICATIONS**

**III. MINUTES REVIEW AND APPROVAL**

Review and approval of May 7, 2024 Minutes

**IV. ADJUDICATORY HEARING**

2023-REA-19142 Vurle C. Jones

2023-REA-19626 Ryan Wayne Burkhart

**V. COMPLAINT PRESENTATIONS**

2024-REA-19933

2024-REA-19988

2022-REA-18737

## **VI. ADMINISTRATOR’S REPORT**

- Scope of Work Inquiry
- CE Shop Proctoring Inquiry
- ASC Annual Report- Compliance Review

## **VII. PUBLIC COMMENT**

*Under this item, the Board will offer an opportunity to members of the public in attendance to comment on any public matter under the jurisdiction of the Board, except for any open application or complaint. While the Board cannot take action on any issues presented, the Board will listen to comments and may ask staff to place the issue on a subsequent agenda. At the discretion of the Board Chair, a time limit on comments may be set.*

## **VIII. MEETING SCHEDULE**

Next meeting scheduled for Tuesday, August 6, 2024.

## **IX. ADJOURNMENT**

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION  
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION  
76 Northern Ave, Gardiner, Maine

MAINE BOARD OF REAL ESTATE APPRAISERS  
**PUBLIC MEETING**  
**May 7, 2024**  
**MINUTES**

<b><u>MEMBERS PRESENT</u></b>	<b><u>STAFF PRESENT</u></b>
Wendy Boston, Chair	Cathy Pendergast, Administrator
Nathan Shipley, Complaint Officer	John Belisle, Assistant Attorney General
Alan Johnson, Vice-Chair	Regina Ritchie, Licensing Supervisor
Russell Barrows	Kaleigh Kennedy, Office Specialist I
	Shara Chesley, Office Specialist I
<b><u>MEMBERS ABSENT</u></b>	<b><u>OTHERS PRESENT</u></b>
Jacques Weinstein	<u>None</u>

**Location:** 76 Northern Ave. Gardiner ME

**Start:** 9:03 a.m.

**Adjourn:** 10:56 a.m.

**I. CALL TO ORDER**

The meeting was called to order by the Chair at 9:03 a.m.

**I. AGENDA MODIFICATIONS**

None.

**II. MINUTES REVIEW AND APPROVAL**

A motion was made by Barrows and seconded by Shipley to approve the April 2, 2024 Minutes. Unanimous.

**III. ADJUDICATORY HEARING**

2023-REA-19186 Thomas A. Siegel

Recording started at 9:06 a.m.

Hearing officer- Mark Terison opened the hearing at 9:06 a.m. Thomas A. Siegel was present, represented by self. AAG Katie Johnson presented the Board's case.

Public deliberations were conducted at the close of the hearing.

A motion was made by Barrows and seconded by Shipley that a preponderance of the evidence showed a violation of Board Rule Chapter 220 § 2(1) for failing to complete 14 hours of Board approved continuing education in the 2022 calendar year and prior to renewing his license. Disciplinary sanctions include a WARNING and \$200 civil penalty. Unanimous.

A motion was made by Johnson and seconded by Barrows to allow Chair Boston to sign the Decision and Order when it is written. Unanimous.

Hearing ended at 9:40 a.m. Recording was stopped.

**IV. COMPLAINT PRESENTATIONS**

2024-REA- 19787- A motion was made by Johnson and seconded by Barrows for violation of the Ethics Rule; Scope of Work Rule; Standards Rules 1-2; 2-1(a); and 2-3(a). Discipline to include a Warning, written confirmation within 30 days confirming review of USPAP Advisory Opinions 25, 26, 27, 30, 36; and completion with passing grade of the 15 Hour National USPAP Course within 30 days of executed agreement. Course not to be used for license renewal. Boston, Johnson, and Barrows voted in the affirmative. Shipley abstained. Motion carried.

2024- REA-19792- A motion was made by Barrows and seconded by Johnson to dismiss for lack of a violation. Boston, Barrows and Johnson voted in the affirmative. Shipley abstained. Motion carried.

2024-REA-19934- A motion was made by Barrows and seconded by Johnson to dismiss with a letter of guidance regarding the role of a supervisory appraiser. Boston, Barrows and Johnson voted in the affirmative. Shipley abstained. Motion carried.

2024-REA-19831 and 2024-REA-19832 -A motion was made by Barrows and seconded by Johnson to dismiss for lack of a violation. Boston, Barrows and Johnson voted in the affirmative. Shipley abstained. Motion carried.

**V. PUBLIC COMMENT**

Two attendees who attempted to discuss open complaints were instructed to contact Board staff.

**VI. ADMINISTRATOR’S REPORT**

The Board discussed a Short Term Rental Valuation Inquiry.

The Administrator discussed the May 3-5 Association of Appraiser Regulatory Officials (AARO) Conference.

**VII. METING SCHEDULE**

The next meeting is currently scheduled for Tuesday, June 4, 2024.

**VIII. ADJOURN**

A motion was made by Johnson and seconded by Shipley to adjourn the meeting. Unanimous. Being no further board business, the meeting was adjourned at 10:56 a.m.

## Pendergast, Catherine

---

**From:** jimscriv@comcast.net  
**Sent:** Tuesday, May 14, 2024 5:07 PM  
**To:** Pendergast, Catherine  
**Subject:** Licensed appraiser limitations.

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello Catherine,

I hate to bother you, but an on line search did not provide an answer to a question I have and I am hoping that you or a board member can clarify for me. I recently trained an appraiser to the point where he was able to get his licensed status, but in the past couple of weeks I've bumped into two licensed appraisers here in ME that told me that they can appraise above the 1M single family, complex or 2-4 units under 250,000 licensed appraiser limitations by having a certified cosign as a supervisory, though they don't need him to actually review the report. I have long believed that the rule is that although a licensed or apprentice appraiser can assist the certified in an appraisal of any value, the contributions they make are to be noted in the report, but they are not allowed to sign the report as the conducting appraiser. Who is correct in this matter?

My concern is that there is a licensed appraiser in my area that is doing 7 figure complex ocean front appraisals (badly) and some of the reports I've seen completed by him of complex appraisals under 1M have no certified signature at all(\$40,000 positive across the board waterfront location adjustments to all comps after noting them to be superior locations, et al) .

Just wondering in case I take on a new apprentice or mentor a licensed appraiser in the future,

Thanks for any clarification!

Jim

James Scrivens

NH Real Estate Appraiser Group/Casco Bay Appraisal  
1929 Harpswell Neck Rd  
Harpswell, ME  
04079

jimscrivens@jimscrivens.com

207 504 3378

603 470 6061

## Pendergast, Catherine

---

**From:** Ritchie, Regina A  
**Sent:** Monday, May 20, 2024 2:21 PM  
**To:** Pendergast, Catherine  
**Subject:** The CE Shop - Biometric Proctoring for Appraisal Education

---

**From:** Stephanie Gones <stephanie.gones@theceshop.com>  
**Sent:** Monday, May 20, 2024 11:30 AM  
**To:** Stephanie Gones <stephanie.gones@theceshop.com>  
**Subject:** The CE Shop - Biometric Proctoring for Appraisal Education

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

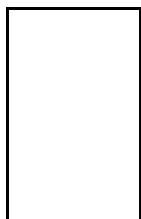
Hello,

I hope you're doing well! We're looking for guidance on biometric proctoring, and whether the below proctoring process would be acceptable to you. AQB has deferred to individual states.

<https://www.typingdna.com/use-cases/education>

Would you consider this to be an appropriate method for proctoring final course exams? We appreciate any assistance you can provide!

Thank you,




**Stephanie Gones**  
Compliance Analyst, The CE Shop

☐ [TheCEShop.com](https://www.theceshop.com) ☐ [AHIT.com](https://www.ahit.com)

☐ [stephanie.gones@theceshop.com](mailto:stephanie.gones@theceshop.com)

☐ 5670 Greenwood Plaza Blvd. Suite 340, Greenwood Village, CO 80111



 TypingDNA is being recognized by Frost & Sullivan as a leader in the category of Biometric Verification Solutions. **Get report**

## Student authentication with typing biometrics

Maintain the integrity of your assessments and protect the reputation of your institution. Give the right student credit for work based on how they type on the keyboard.

Contact us





Trusted by

## How does it work?

### ✓ Simple enrollment

During students' course enrollment, their typing pattern is recorded.

### ✓ Frictionless verification

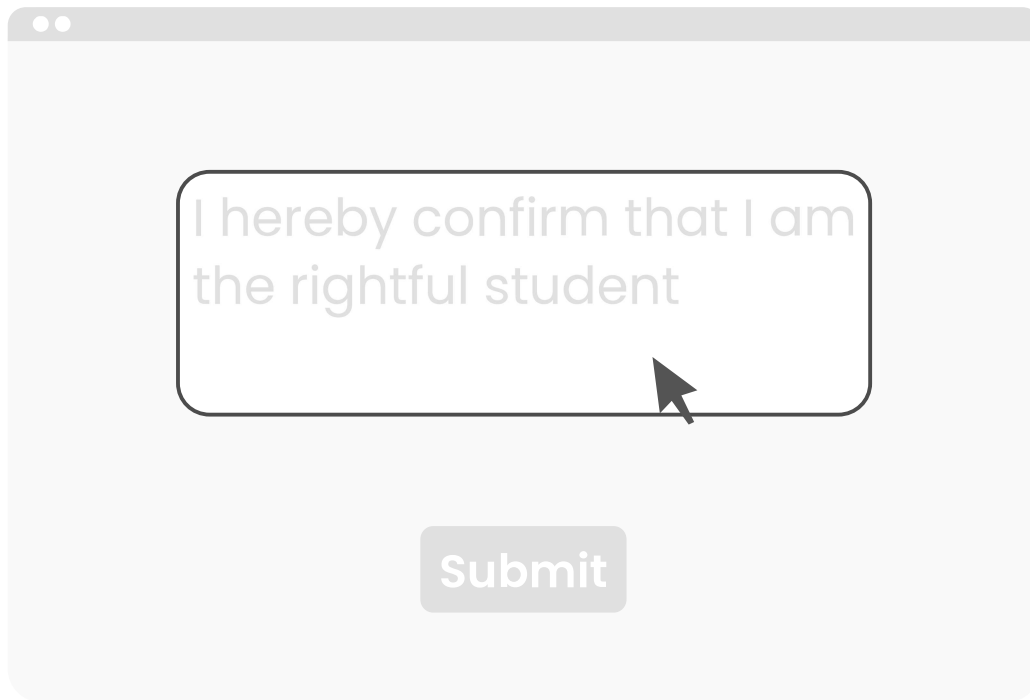
During assessments, a matching score between the new typing pattern and the previous samples is released.

### ✓ Quick authentication

Instant flagging when the matching score released is above the predetermined risk threshold.

↓ whitepaper  
eLearning  
authentication

↓ one pager  
Student's validation  
process



I hereby confirm that I am the rightful student

Submit

## **Built for a friendlier student experience**

### ☒ **Privacy-friendly**

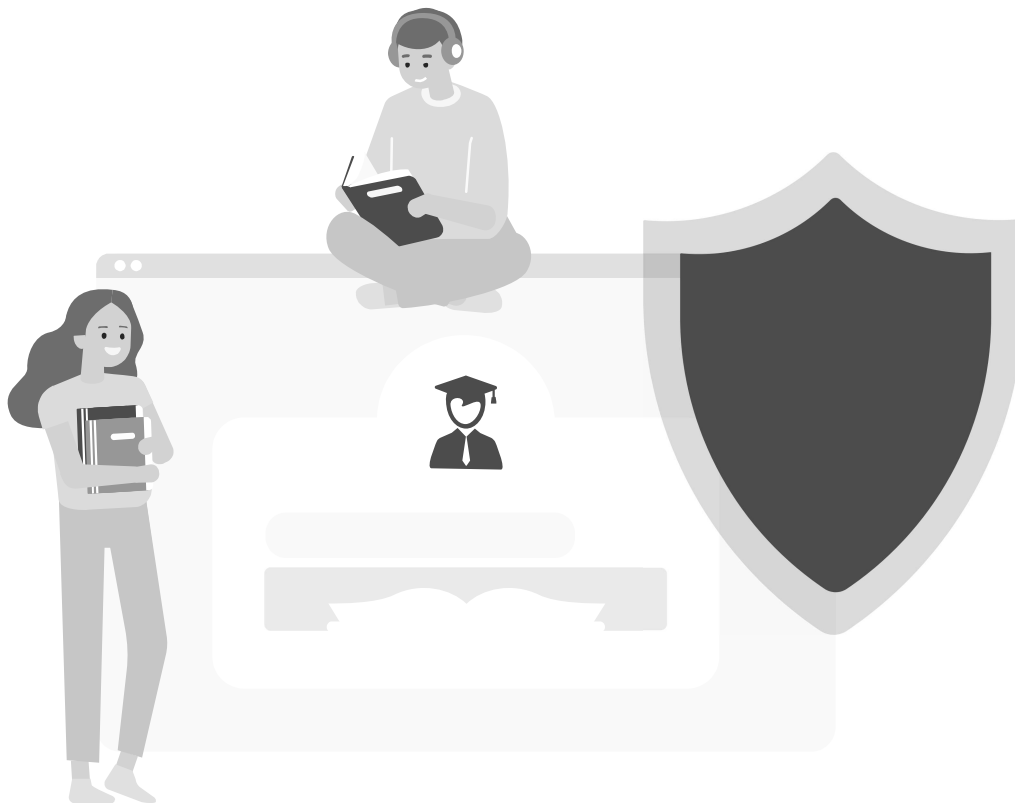
Attracts students being less invasive than facial or voice recognition.

### ☒ **Automated and frictionless**

Eases the authentication of students and simplifies the course administration.

### ☒ **Quick user profiling**

Only requires a short typing sample.



## Customer stories



TypingDNA provides Improv Traffic School with compliant biometrics verification. **Read entire story >**



DVSA's authentication process is modernized with TypingDNA's technology. **Read entire story >**



## TypingDNA - Capgemini customer story

TypingDNA

00:59

# Proper for MOOCs and universities

## ✓ Reliable and accurate

Verifies typing behavior utilizing machine learning to generate accurate authentication.

## ✓ Integrable and customizable

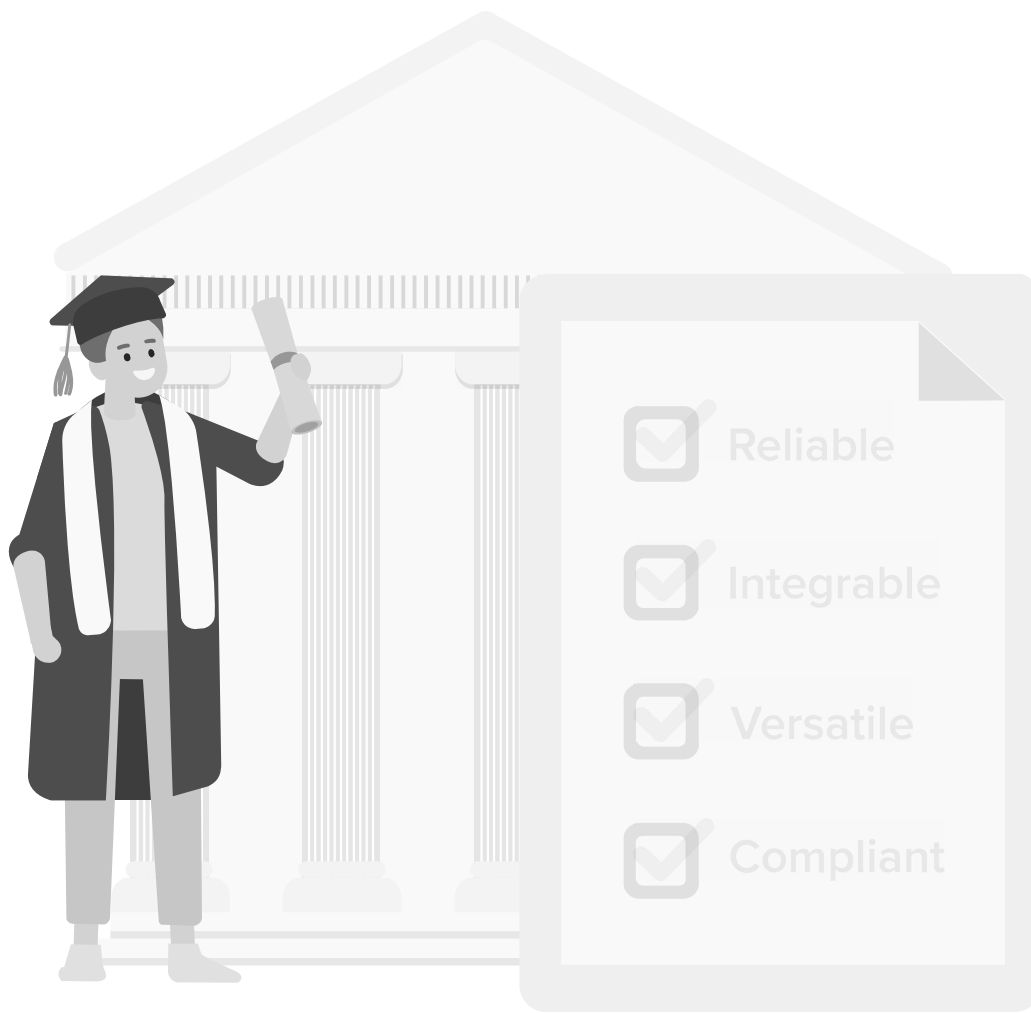
Integrates with existing LMS's and includes customizable risk thresholds to suit security needs.

## ✓ Versatile and cost-effective

Works with any keyboard, on desktops, smartphones, apps, and in the browser.

## ✓ Compliant with regulations

Meets regulatory requirements for keystroke dynamics authentication.



**Want to use our solution?  
Get in touch with us and we'll  
reach you right back!**

First name\*

Last name\*

Work email\*

Company name\*

Phone number

Tell us a little more about how we can help

- ☐ We'd like to reach out when we have something you'd be interested in. You can always change your mind.
- ☐ I have read and agreed to the [terms](#) and [privacy policy](#).\*

Submit

AS SEEN ON

Forbes

FINANCIAL TIMES

TC TechCrunch

VentureBeat

TNW

PCWorld

\sifted/

COMPANY

About us

Contact us

Research

Partners

Legal

## PRODUCTS

ActiveLock

Verify 2FA

Focus

Authentication API

2FA Authenticator

## RESOURCES

Blog

Built with TypingDNA

Case studies

Whitepapers

Webinars

Tutorials

Glossary

## USE CASES

Prevent device sharing

Seamless 2FA customer experience

Workforce authentication

Prevent account sharing

E-learning student authentication

Strong customer authentication (SCA)



3-D Secure

Financial services

Multi-factor authentication (MFA)

Behavioral biometrics

HIPAA/SOC2 for remote workforce


Zero trust for remote workforce



[contact@typingdna.com](mailto:contact@typingdna.com)

 New York, NY, USA

 Bucharest, Romania, EU

 Oradea, Romania, EU

**From:** [Lori L. Schuster](#)  
**To:** [Lori L. Schuster](#)  
**Subject:** ASC - 2023 Annual Report  
**Date:** Friday, June 14, 2024 1:27:06 PM

---

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good afternoon,

The ASC's 2023 Annual Report is available on the ASC website ([www.asc.gov](http://www.asc.gov)) in the *News & Events* section and under *Public Records (Select Type/Annual Reports)*. For your convenience, a link is also provided below. Hard copies are not available.

<https://www.asc.gov/sites/default/files/2024-06/Annual%20Report%202023.pdf>

Please let us know if you have any questions.

Thank you.

Lori Schuster  
Management and Program Analyst  
Appraisal Subcommittee-FFIEC  
1325 G Street NW, Suite 500  
Washington, DC 20005

Confidentiality Notice: The information contained in this transmittal, including attachments, if any, may be confidential or privileged under applicable law, or otherwise may be protected from disclosure to anyone other than the intended recipient(s). Any review, use or copying of the contents of this e-mail or its attachments by any person other than the intended recipient for any purpose other than its intended use, is strictly prohibited and may be unlawful. This communication is not intended as a waiver of the confidential, privileged or exempted status of the information transmitted. If you have received this e-mail in error you should permanently delete the e-mail and any attachments. Do not save, copy, disclose or rely on any part of the information contained in this e-mail or its attachments. Also immediately notify the sender of the misdirection of this transmittal. Your cooperation is appreciated.