

**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
September 1, 2026
MINUTES**

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Wendyann Boston, Chair	Nicole Sawyer, Assistant Attorney General
Russell Barrows, Vice Chair	Catherine E. Pendergast, Administrator
Nathaniel Shipley, Complaint Officer	Heidi Lincoln, Office Specialist I
Brentley Martin	Shara Chesley, Office Specialist I
Heather Cote	
<u>MEMBERS ABSENT</u>	

Location: 76 Northern Ave., Gardiner, ME

Start: 9:00 a.m.

Adjourn: 10:48 a.m.

I. CALL TO ORDER

The meeting was called to order by the Chair at 9:00 a.m.

II. AGENDA MODIFICATIONS

None

III. MINUTES REVIEW AND APPROVAL

A motion was made by Cote and seconded by Barrows to approve July 7, 2026, Minutes. Unanimous.

IV. COMPLAINT PRESENTATIONS

- 2026-REA-21363 – A motion was made by Barrows and seconded by Cote to set for a hearing and offer a constant agreement for violation of 10 M.R.S §8003-G(2) for failure to report disciplinary action against an occupational or professional license no later than 10 days after the occurrence of the event for the 2nd time. Sanctions include a warning and civil penalty of \$1,500. Boston, Martin, Cote and Barrows voted in the affirmative. Shipley abstained. Motion carried.
- 2026-REA-21366 – A motion was made by Barrows and seconded by Cote to dismiss with a Letter of Guidance regarding Standard 1-3(a) sufficient market analysis and support for site value. Letter of Guidance to remain on file for 10 years. Boston, Martin, Cote, Barrows voted in the affirmative. Shipley abstained. Motion carried.

- 2026-REA-21397 – A motion was made by Barrows and seconded by Cote to set for a hearing and offer a consent agreement for the violations of the USPAP Ethics Rule; Competency Rule; Scope of Work Rule; Standard 1-1; and 1-5 and Standard 2-2 (a)(x)(3). Sanctions include a Reprimand, civil penalty of \$5,000 to paid within 90 days and successful completion of qualifying education courses 15-hour National USPAP course, 15-hour Residential Market Analysis and Highest and Best Use, and 30-hour Residential Sales Comparison and Income Approaches within six (6) months. If courses are not timely completed, license will be suspended immediately. Boston, Martin, Cote, Barrows voted in the affirmative. Shipley abstained. Motion carried.
- 2026-REA-21423 – A motion was made by Barrows and seconded by Cote to dismiss with a Letter of Guidance focusing on Standard 1-1(c), 1-3(v) and Standard 2-2(10)(5). Boston, Martin, Barrows, and Cote voted in the affirmative. Shipley abstained. Motion carried.
- 2026-REA-21450 – A motion was made by Martin and seconded by Barrows to dismiss for lack of violation. Boston, Martin, Cote, and Barrows voted in the affirmative. Shipley abstained. Motion carried.
- 2026-REA-21465 – A motion was made by Barrows and seconded by Cote to dismiss with a Letter of Guidance focusing on Standard 1-3 regarding adequate highest and best use analysis. Boston, Martin, Cote, and Barrows voted in the affirmative. Shipley abstained. Motion carried.

V. ADMINISTRATOR'S REPORT

- A motion was made by Cote and seconded by Martin to deny the Continuing Education Course Application due to not meeting the criteria. Unanimous.
- Board Members reviewed and discussed the ASC Final Compliance Review Letters from the Appraisal Subcommittee for the 2024-2026 Audit.
- Chair Boston brought up a discussion regarding the new process of the Continuing Education Audit at the time of renewal.

VI. PUBLIC COMMENT

None

VII. MEETING SCHEDULE

Next meeting scheduled for Tuesday, October 6, 2026.

VIII. ADJOURNMENT

A motion was made by Barrows and seconded by Martin to adjourn the meeting. Unanimous.

Being no further board business, the meeting was adjourned at 10:48 a.m.