

**Kenneth W. Brown, MAI, SRA, AI-GRS**  
**President, South Florida Chapter Appraisal Institute**  
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561-613-7308

**December 4, 2020**

**Steven G Stiloski, MAI**  
**Chair, Audit Committee Appraisal Institute**  
[Cpc1@sbcglobal.net](mailto:Cpc1@sbcglobal.net)  
262-677-9092

**Michael J. Acquaro Mignogna, MAI, AI-GRS**  
**Vice Chair, Audit Committee Appraisal Institute**  
[mmignogna@mvginc.com](mailto:mmignogna@mvginc.com)  
610-989-9007

**RE: Investigation Request re: Events Associated with the November 30, 2020 Special Meeting of Appraisal Institute Region X**

At a special meeting of Appraisal Institute Region X, held on November 30, 2020, the Region X Chair, Nicholas Pilz, MAI, SRA, AI-RRS, inexcusably exercised authority not granted his position as said Chair and improperly excluded from that meeting two Alternate Representatives selected by the South Florida Chapter President to represent that Chapter. This action prevented the full representation of the South Florida Chapter of the Appraisal Institute at the meeting. That the Chair had invited persons such as the CEO of the Appraisal Institute, President of the Appraisal Institute, Immediate Past President of the Appraisal Institute, Chair of the Audit Committee of the Appraisal Institute, as well as legal representation for the Institute and for the Vice Chair of Region X, attests to the importance of this meeting. The unconscionable exclusion of duly selected Alternates from the South Florida Chapter has harmed the membership of the Chapter and of other Appraisal Institute members within the Region. As President of the South Florida Chapter of the Appraisal Institute, I have been contacted by several members of my chapter who have expressed extreme concern and alarm regarding this unjustified action by the Region Chair.

**Background Information:**

The Region X Fourth Quarter Meeting was held on October 28, 2020. Notice of said meeting (Attachment A) was received from the Region X Executive Director, Lauren Dowling, on October 19, 2020, 9 days prior to this regular meeting of the Region. In the notice, it was stated that an excused absence from the Region Officers would be required.

On October 26, 2020, I received an email (Attachment B) from the Region Chair, Nicholas Pilz, requesting that I contact him regarding Alternate Regional Representatives for the South Florida Chapter who

would attend the Regional Meeting. Included in that email was a chain of emails regarding the absence of a South Florida Chapter Representative (Gregory Becker) and the selection of his Alternate (Matthew Roach).

Around this time, either prior to or soon after receipt of this email, I became aware that the Region Chair was trying to ascertain the method of selection of Alternates for this regular meeting. It was my understanding that, in addition to myself, the Region Chair had contacted at least one other Chapter President (Gulf Coast Chapter President Rachel Zucchi) and that President Zucchi had changed her Alternate selection for one of that Chapter's Regional Representatives based upon pressure from the Region Chair.

Also around this time, prior to the October 28, 2020 regular meeting, I became aware that the Region Chair was asserting that selection of the Alternate required that a published alphabetical list of Alternates be utilized by the Chapter President when seeking an Alternate for any regional representative who may be absent from this regular meeting of the Region. I understood that the Chair was seeking to enforce Appraisal Institute Regulation 8 and was asserting that such a process was REQUIRED by said Regulation. The problem with such actions by the Region Chair is multifold:

1. It was relatively common knowledge that there might have been a motion at the October 28, 2020 regular Region meeting for the Region Vice Chair to not succeed to the Position of Region Chair, which would commence in 2021. Accordingly, I believed that the Region Chair had a conflict of interest regarding any advice he may have sought to provide regarding selection of Alternates by the Chapter President for the October 28 regular meeting of the Region.
2. A requirement to utilize a published alphabetical list when selecting Alternates to attend Region meetings in place of the Regional Representatives who may not be able to attend such meeting has no precedence in the Region. I was advised by the South Florida Executive Director Debra McClave that in her +/- 30 years of employment by the chapter, there had never been such a requirement.
3. Dictating to a Chapter President the method of selecting Alternates for a Region meeting is not a power given the Region Chair. Regulation 8, Article V, Part A states: *"All actions taken by a Chapter that are not required or authorized by the national Bylaws, Regulations and policies of the Appraisal Institute shall be voidable by the national Board of Directors."* If I had selected Alternates in a method not authorized by Regulation 8, then my action could have been voided by the national Board of Directors. It was not. While Regulation 9, Article IV, Part D, 6) does permit the Regional Chair to exercise authority within the Region in a manner consistent with the Bylaws, Regulations and policies of the Appraisal Institute, it is my belief that the Region Chair exceeded this authority in his efforts to influence the Chapter's selection of Alternates for this Region meeting, which was perceived by myself and others within the Chapter to be an effort to ensure selection of Alternates he believed conducive to a desired outcome of any motion regarding the succession of the Region Vice Chair.
4. Regulation 8 does not, in fact, contain any requirement that selection of Alternates be based upon an arbitrary alphabetically organized published list. With regard to selection of Alternates for a Regional meeting, Regulation 8 states: *"If the Chapter President or a Chapter*

*Representative to the Regional Committee is unable to attend a Regional Committee meeting, the Chapter President shall notify the first Alternate Chapter Representative and request that such Alternate attend the Regional Committee meeting. If the first Alternate is unable to attend, the Chapter President shall proceed down the list of elected Alternate(s) until one who is able to attend the Regional Committee meeting is found or the list is exhausted. The Chapter President shall provide notice delivered in writing to the Regional Chair of the use of Alternate Chapter Representatives to the Regional Committee.”*

The question regarding selection of an Alternate for a Region meeting is what is the nature of any “list” used by the Chapter President when contacting Alternates? The Region Chair had asserted it is an arbitrary alphabetical list published in our minutes. While that is certainly “a list”, I don’t know that it is “the list.” The Chapter President must have the flexibility to create a list internal to the Chapter for reference in selection of Alternates to a Regional meeting. Such list must not be inflexible as various issues to be discussed at any Region meeting may benefit from Alternates who have more experience and/or knowledge regarding that topic. It is ludicrous to assert that, simply by virtue of an uncontrollable factor such as their given name, persons falling at the bottom of a list of Alternates could never be selected ahead of person falling towards to top of said list if persons higher on the list were continuously available as Alternates.

In an email to me, dated October 28, 2020, (Attachment C), the Region Chair stated *“I am sorry that you have some confusion as to what constitutes the list of Alternate Regional Representatives for South Florida. My attempt to contact you regarding this list was to ensure fairness in the process...”*

Disregarding the parental and condescending nature of this communication, the only reason provided regarding a desire to influence my selection of an Alternate was out of a sense of “fairness.” Perhaps I missed it - I have looked and looked again - but I can find no requirement in any rule or regulation of the Appraisal Institute that a Chapter President’s selection of an Alternate to substitute for an unavailable Representative at any Regional meeting must be based on any subjective sense of “fairness.”

Finally, with regard to the selections of Alternates for the South Florida Chapter at the regular meeting of Region X held on October 28, 2020, I note that the Alternates that attended were accepted without question at the meeting, despite their selection not being based on an alphabetical list of Alternates. This acceptance of the Chapter’s selected Alternates attests to the appropriateness of such selection.

Follow up: I have recently become aware that my communication to the Chair regarding the order of any list that a Chapter President may utilize in the selection of an Alternate has been misconstrued to imply I have asserted that such a list may include persons not so elected as such by the Chapter. I believe this is a farcical and unfortunate attempt to discredit me and my role as Chapter President.

### **The November 30, 2020 Special Meeting of Appraisal Institute Region X**

On Friday, November 20, 2020, I received a copy of an email sent by Lauren Dowling, Region X Executive Director (Attachment D) to members of the Regional Committee in which it was announced that the Region X Chair had called a special meeting of the Region X Committee for Monday, November 30, 2020 at 3:30 PM. The purpose of the special meeting was to continue to address the possible motion regarding the succession of the Vice Chair to the Chair position in 2021. Within that email, it was also

identified that details of the meeting were to be found on the Region X Committee Communities of Practice forum, with additional instructions on how to access that forum.

For unknown reasons, I was not included in the original recipients of that email nor was I given access to that forum. As of this date, I still do not have access to that forum. It is possible that this was due to my absence at the prior regular meeting and the confidential nature of the executive session called at that meeting. The necessity and possible abuse of executive session at the regular meeting is beyond the scope of discussion in the letter.

Within that November 20<sup>th</sup> email, it was also stated that if a Representative was unable to attend, they were to contact their Chapter President for an excused absence. I subsequently received notice from several of our Regional Representatives that they were unavailable to attend this special meeting for various reasons. I myself was unable to attend as a result of the meeting being called for the last day of the month, a Monday following the long Thanksgiving holiday, and an anticipated heavy workload that regularly occurs during the last days of the month when members of my team are trying to push out assignments in time for monthly billing cutoff, assignments which are one of my primary responsibilities to review prior to delivery. (For this same reason, an anticipated heavy end of month workload, I was unable to attend the prior regular Region X meeting on October 28, 2020.)

On Friday, November 27, 2020, I received an email from Lauren Dowling in which it was stated that any Regional Representative who would not be able to attend the November 30, 2020 special Region X meeting would need to send her an email requesting to be excused. This is contrary to her original email which requested that Representatives contact their Chapter President to be excused. I had already received notice from several of the Representatives that they would not be available to attend the meeting. Also, late on Friday, November 27, 2020, I received an email (Attachment E) from Lauren Dowling requesting the reason the Regional Representatives who would not be available for the special Region meeting so that they could be excused and who their Alternates would be. On Sunday, 11/29/2020, I received an email from the South Florida Chapter Executive Director advising me she was still waiting to receive replies from a couple of Alternates and one Representative regarding their availability for the special Region meeting called for the following day, a Monday, on the last day of the month, following what, for most, was a 4-day weekend which was historically one of the most heavily travelled periods of the year.

On Monday, November 30, 2020, I received an email from the South Florida Executive Director stating that the last Regional Representative, Robert Clobus, had finally notified her that he would not be available for the special Regional meeting to be held that afternoon. After making the final selections for the Alternates to sit in place of the Chapter's Representatives who would be absent, I delivered notice (Attachment F) of the attendees from the South Florida Chapter for this special meeting to the Region Chair and other interested parties. I subsequently received an email (Attachment G) from Lauren Dowling requesting that "For the Alternate to be permitted to participate, please request the Region Rep send their reason to be excused from today's special meeting." In response to this email, I replied that such information was not forthcoming as it was not required (Attachment H).

At 3:12 PM on Monday, November 30, 2020, I received an email (Attachment I) from Lauren inviting myself and several others from the Chapter to the Region meeting which was to commence at 3:30 PM that day. The invitation included me and Robert Clobus, both of whom are Representatives who had

been identified as being unavailable for the meeting. Notably absent from the invitation were the Alternates that I had identified as being in our place. There had been a prior email that day from Lauren which was missing the email addresses for several of the Chapter's members who would be attending the meeting. Assuming that the missing persons from that invitation were an oversight by Lauren, similar to her failure to include me on the original email announcing the special meeting, I had requested that the South Florida Chapter Executive Director forward that invitation to all that I had previously identified to Lauren as representing the Chapter at the meeting. In response to this most recent email, I sent an email to Lauren (Attachment J), requesting an explanation of why two of the Alternates I had identified as attending the meeting were not included in the invitation. I did not receive a reply to that email.

At 4:16 PM, I received an email from Mike Cibene, who I had identified as the Alternate who would take my place at the meeting, stating "that they are kicking me out of the meeting because you did not tell them in writing that you cannot attend." I also received notice that the Alternate that I had identified for Robert Clobus was also being removed from the meeting.

Both of the Alternates that were removed from the meeting without cause are former Presidents of the South Florida Chapter. As a result of their exclusion from the meeting, the South Florida Chapter was inexcusably denied valued representation at the meeting. This is unacceptable.

I have since learned that the reason these two Alternates were excluded from the meeting is that, after Lauren requested that I have the Representatives who were unavailable to attend the meeting notify her of such unavailability, to which I refused as there is no such requirement and I deemed it nothing more than harassment and an abuse of power of which I would not permit my Chapter to be subject, she and/or the Region Chair personally made an effort to contact the Representatives who would be absent to confirm their unavailability and those who were successfully contacted were deemed "excused." Well, let's think about this...

Let's assume for a moment that there was a requirement for Chapter Representatives to, in fact, to be excused by the Region from a special Regional meeting; a point I am not conceding. Based upon the reason used to exclude my Alternate, my identification of he being my Alternate was not an acceptable notice of my unavailability. How so? Did someone force me make him my Alternate against my will? Ridiculous. No one at Region could contact Robert Clobus to confirm his unavailability for the meeting. So, because he was unavailable and could not be contacted by Region, Region decided that their inability to contact him was inadequate evidence that he was not available. He was unavailable to confirm his unavailability. Were the abuses not so serious and the damage not so grievous, this would be slapstick comedy of the highest degree.

### **Basis of Complaint**

For both the regular Region X meeting, held on October 28, 2020, and the special Region X meeting, held on November 30, 2020, the Region Chair emphasized that compliance with Regulation 8 would be required. Such requirement is not disputed.

However, prior to the regular meeting, the Region Chair reached out to some, if not all, Chapter Presidents in the Region and attempted to influence the selection of Alternates to be utilized at that regular meeting. This contact is highly irregular and the selection method upon which the Chair was

insisting has no precedence during the past +/- 30 years of Chapter history nor is there any such requirement in Regulation 8. As one would expect a Region Chair to be intimately familiar with the rules and regulations of the Appraisal Institute, one can only speculate as to the reason the Chair was concerned about the selection of Alternates for the regular Region meeting. That the Alternates were NOT selected based on the Region Chair's asserted protocol and were, in fact, accepted at the regular Region meeting on October 29, 2020 without question, as well as the fact that no effort was made by the Region Chair to insist on a certain method of selecting the Alternates for the special Region meeting on November 30, 2020, can only cause one to speculate on why the Chair had made such an effort at all. I don't believe that it was the stated desire of "fairness" for the Chapter's Alternates. It is my understanding that at least one of the Chapter Presidents in the Region DID alter her selection of Alternates for the regular meeting, which may have resulted in the exclusion of valuable insight and experience at the meeting.

The Region's actions associated with the special Region X meeting held on November 30, 2020 are egregious and inexcusable. Regulation 8, Article IX, Part I: Use of Alternate Chapter Representatives to the Regional Committee provides the process for selecting Alternates to attend Regional Committee meetings when the President or elected Representatives are not available to attend the meeting. The regulation goes on to state that "The Chapter President shall provide notice delivered in writing to the Regional Chair of the use of Alternate Chapter Representatives to the Regional Committee." **In no place** does Regulation 8 state that such notification must be accompanied by the reason the elected Representative(s) is(are) not available to attend a Regional Committee meeting. So, in this regard, there was no violation of Regulation 8 and it cannot be the basis of any rationale for the Region Chair's exclusion of Alternates at the special meeting.

Perhaps the Region Chair was attempting to require compliance with Regulation 9 which DOES address excused absences at meetings of the Regional Committee. Specifically, Regulation 9, Article III: Regional Committees, Part F: Removal From Regional Committee states "A member of the Regional Committee shall be automatically removed from the Regional Committee and any of its subcommittees if he or she:... fails to attend any **regularly scheduled** (my emphasis) meeting of the Regional Committee in a calendar year, unless: a) the individual is a chapter representative who is not a chapter President or Vice President; or b) the absence is excused in accordance with the provisions below."

It continues to state (my emphasis) - "The Regional Chair shall determine whether an absence is excused, however, **if there is any dispute as to whether an absence should or should not be excused, the Regional Committee shall make the determination.**"

I would like to compare the above portion of the regulation with Regulation 9, Article IV: Regional Directors, Part F: Duties of Third Regional Director, which states: "The Third Regional Director shall be automatically removed from such position as provided in Article III or if he or she:...2) fails to attend a **regularly scheduled or special meeting** (my emphasis) of the national Board of Directors, unless the Board excuses such absence."

The reason I want to make that comparison is that the regulation makes a clear distinction between regular meetings and special meetings. Notably, the regulation is silent regarding the requirement for an excused absence from a member of the Regional Committee in a special meeting, such as that which was held on November 30, 2020 and from which two of my duly selected Alternates were excluded

based on some specious allegation of unexcused absence for myself and for an elected Regional Representative! Regardless of reason, the Region Chair DOES NOT have the authority to eject my Representatives or Alternates from a meeting of ANY Regional Committee meeting. NOWHERE in ANY regulation of the Appraisal Institute is there a requirement for an excused absence by a member of the Regional Committee at a special meeting of that committee and, if by some twisted interpretation, it is deemed that Regulation 9, Article III: Regional Committees, Part F: Removal From Regional Committee DOES apply and permits ejection of selected Alternates from a special meeting based on some whim of unexcused absence by the Chair, then why was the responsibility for such determination of excused absence not placed to the Committee for determination in accordance with Regulation 9 as quoted above. It is my understanding that there was quite the dispute regarding the absences of myself and one of the elected Regional Representations prior to our Alternates leaving the meeting. Based upon my understanding of the events prior to their departure from the special meeting, it is fair to say the Chapter's Alternates did not go quietly into the night.

That senior members of Appraisal Institute management and leadership were present during this abuse of power by the Region Chair (and, through association, by the Vice Chair, as it was her succession the Chair was seeking to protect), the unjustified ejection of my Chapter's Alternates from this meeting is frightening and disgusting almost beyond tolerance. In my mind, they are as guilty of abuse of power and failure to abide by the rules and regulations of this organization as the Region Chair and Vice Chair.

### **The Request**

Due to the unconscionable exclusion of duly selected Alternates to represent the South Florida Chapter at the special Region X meeting held on November 30, 2020, it is requested that the meeting be found illegitimate and improper and any motions passed during the meeting found void. Additionally, it is requested that any action deemed appropriate be taken to ensure that no Region Chair may abuse their position and suppress full representation by Chapters at Regional meetings when such representation conforms with the Rule and Regulations of the Appraisal Institute. Finally, it is requested that the Chair and Vice Chair of Region X be removed for cause given their egregious abuse of the position of trust granted them by virtue of their position.

Thank you for your consideration of this request. I pray that your actions may restore faith in the honesty and ethics required of members of this organization. Ladies and gentlemen, the apple rots from within.



Kenneth W. Brown, MAI, SRA, AI-GRS  
President, South Florida Chapter Appraisal Institute

I have direct knowledge of the events that occurred at the referenced special Region X meeting with regard to the ejection of the South Florida Chapter's alternates and support the requested course of action contained herein.

A handwritten signature in black ink, appearing to read 'R. Mesner', is enclosed in a thin black rectangular border.

Robert L Mesner, MAI, AI-GRS

Vice President/Incoming 2021 President, South Florida Chapter Appraisal Institute

Email: mesner.re@comcast.net

Voice: (561) 791-6690



I have direct knowledge of the events that occurred at the referenced special Region X meeting with regard to the ejection of the South Florida Chapter's alternates and support the requested course of action contained herein.

*Michael S. Cibene*

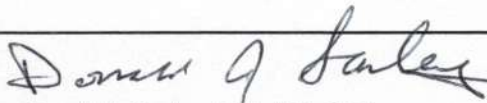
*Michael S. Cibene, SRA, AI-RRS*

*2019 and 1997 President, South Florida Chapter*

*MIKECIBENE@aol.com*

*954-772-9940*

I have direct knowledge of the events that occurred at the referenced special Region X meeting with regard to the ejection of the South Florida Chapter's alternates and support the requested course of action contained herein.

A handwritten signature in cursive script, reading "Donald J. Sarley", is written across the top of a rectangular box. A horizontal line extends from the end of the signature to the right edge of the box.

Donald J. Sarley, ASA, IFA, SRA  
2010 Chapter President  
South Florida Chapter - Appraisal Institute

**Brown, Ken @ Boca Raton**

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**From:** Lauren Dowling <lauren@eflai.org>  
**Sent:** Monday, October 19, 2020 11:02 AM  
**To:** nicholas.pilz@gmail.com; elaine.ramirez@hancockwhitney.com; rmcarter@bellsouth.net; val@reafla.com; jbarngrover@appraisalinstitute.org; adomatis@hotmail.com; cgobel@thegregroup.com; patricia@staeblerappraisal.com; cgobel@thegregroup.com; lsmalley@bbgres.com; abonet06@gmail.com; matthew.jehs@t-a-w.com; michael.moran@iberiabank.com; john@propertyvalue.com; c.phillips@callawayandprice.com; katzcage@aol.com; rrex@irr.com; mwilliams@moodyappraisalgroup.com; matthew.bulecza@hancockwhitney.com; rayrubionet@att.net; Brown, Ken @ Boca Raton; greg.becker@ngkf.com; robertclobus@gmail.com; lsmalley@bbgres.com; kbkoske@broward.org; tguar2@outlook.com; mesner.re@comcast.net; rzucchi@rklac.com; brianzamorski@gmail.com; jm4632@aol.com; cliggittvaluation@verizon.net; mpjonas@gmail.com; appraisalgroupfl@yahoo.com; ned.palmer@ngkf.com; Julie.battaglia1@gmail.com; patricia@staeblerappraisal.com; Lauren@airegionx.org; wcoastfl@tampabay.rr.com; sfchapterai.email@gmail.com; rmcarter@bellsouth.net; claire.aufrance@gmail.com; steve@noblevaluations.com; hplacer@placerealtyadvisors.com; pkonikoff@psnyc.us; trevorhubbard@gmail.com  
**Subject:** AI Region X Fourth Quarter Meeting Zoom Invitation

**External**

Hello Region X Committee and Guests:

Reports will be e-mailed just prior to the meeting. If you are a Region Representative, please let your Executive Director know if you are not able to participate. An excused absence from the Region Officers is required.

Thanks!

Lauren Dowling  
 Executive Director  
 Appraisal Institute Region X  
 813-545-1382  
 Lauren@eflai.org

Lauren Dowling is inviting you to a scheduled Zoom meeting.

Topic: AI Region X Fourth Quarter Meeting  
 Time: Oct 28, 2020 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://zoom.us/j/91958614205?pwd=ZnlheDZqa0k3Y1Y4NTZkNjI0ZVhYUT09>

Meeting ID: 919 5861 4205  
 Passcode: 203662  
 One tap mobile  
 +13126266799,,91958614205#,,,,,0#,,203662# US (Chicago)



**Brown, Ken @ Boca Raton**

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**From:** Nicholas Pilz <nicholas.pilz@gmail.com>  
**Sent:** Monday, October 26, 2020 12:38 PM  
**To:** Brown, Ken @ Boca Raton  
**Subject:** Fwd: FW: Need an email to excuse you from Region X Alternate for Gregory Becker - South Florida

**External**

Ken,

Would you please contact me regarding alternate regional representatives for your chapter attending the Regional Meeting on Wednesday? Thank you.

Sincerely,

Nicholas D. Pilz, MAI, SRA, AI-RRS

[Pilz Consulting Services, Inc.](#)

direct: 407.278.1471 | mobile: 407.252.1471

14451 Cedar Hill Drive | Winter Garden, FL 34787

State-Certified General Real Estate Appraiser RZ3538

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**From:** Lauren Dowling <[lauren@eflai.org](mailto:lauren@eflai.org)>

**Date:** Mon, Oct 26, 2020 at 11:24 AM

**Subject:** FW: Need an email to excuse you from Region X Alternate for Gregory Becker - South Florida

**To:** [nicholas.pilz@gmail.com](mailto:nicholas.pilz@gmail.com) <[nicholas.pilz@gmail.com](mailto:nicholas.pilz@gmail.com)>

Hi Nick:

Please see below and reply. Matthew Roach will be replacing Gregory.

Lauren Dowling

Executive Director

Appraisal Institute Region X

813-545-1382

[Lauren@eflai.org](mailto:Lauren@eflai.org)

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**From:** Becker, Greg <[Greg.Becker@ngkf.com](mailto:Greg.Becker@ngkf.com)>  
**Sent:** Monday, October 26, 2020 11:20 AM  
**To:** South Florida Chapter AI <[sfchapterai.email@gmail.com](mailto:sfchapterai.email@gmail.com)>  
**Cc:** Lauren Dowling <[lauren@eflai.org](mailto:lauren@eflai.org)>  
**Subject:** RE: Need an email to excuse you from Region X Alternate for Gregory Becker - South Florida

I will be traveling at that time and unable to be on the call. Sorry for the short notice.

**Greg Becker, MAI, MRICS**

*Market Leader – Caribbean  
Senior Managing Director | Valuation & Advisory*

**NEWMARK**

1400 Centrepark Boulevard, Suite 310

West Palm Beach, FL 33401

T 561.212.5165

[Greg.Becker@ngkf.com](mailto:Greg.Becker@ngkf.com)

[nrmk.com/valuation](http://nrmk.com/valuation)

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**From:** South Florida Chapter AI <[sfchapterai.email@gmail.com](mailto:sfchapterai.email@gmail.com)>  
**Sent:** Monday, October 26, 2020 11:18 AM  
**To:** Becker, Greg <[Greg.Becker@ngkf.com](mailto:Greg.Becker@ngkf.com)>  
**Cc:** 'Lauren Dowling' <[lauren@eflai.org](mailto:lauren@eflai.org)>  
**Subject:** Need an email to excuse you from Region X Alternate for Gregory Becker - South Florida

Greg,

Please send Lauren Dowling an email as to the reason you need Matt Roach to replace you.

Lauren needs to submit your reply to the Region chair.

Thanks,

Debbie



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**South Florida Chapter**

Debra McClave, Executive Director

6330 N. Andrews Avenue, #183  
**FORT LAUDERDALE, FLORIDA 33309**  
954-229-0499 (O)  
<http://www.southflorida-ai.org>

South Florida Chapter Education Registration: <http://www.southflorida-ai.org>



*The Appraisal Institute is a global professional association of real estate appraisers, with nearly 17,000 professionals in almost 50 countries throughout the world. Its mission is to advance professionalism and ethics, global standards, methodologies, and practices through the professional development of property economics worldwide. Organized in 1932, the Appraisal Institute advocates equal opportunity and nondiscrimination in the appraisal profession and conducts its activities in accordance with applicable federal, state and local laws. Individuals of the Appraisal Institute benefit from an array of professional education and advocacy programs, and may hold the prestigious MAI, SRPA, SRA, AI-GRS and AI-RRS designations. Learn more at [www.appraisalinstitute.org](http://www.appraisalinstitute.org).*

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**From:** Lauren Dowling [<mailto:lauren@airegionx.org>]  
**Sent:** Monday, October 26, 2020 11:13 AM  
**To:** South Florida Chapter AI  
**Cc:** Matthew Roach  
**Subject:** RE: Region X - Alternate for Gregory Becker - South Florida

Hi Debbie:

I will need an excused absence from Gregory. Please ask that he send an e-mail to me with his reason for his unavailability so I can forward to Region Chair.

Thanks!

Lauren Dowling

Executive Director

Appraisal Institute Region X

813-545-1382

[Lauren@eflai.org](mailto:Lauren@eflai.org)



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**From:** South Florida Chapter AI <[sfchapterai.email@gmail.com](mailto:sfchapterai.email@gmail.com)>  
**Sent:** Friday, October 23, 2020 2:40 PM  
**To:** Lauren Dowling <[lauren@airegionx.org](mailto:lauren@airegionx.org)>  
**Cc:** Matthew Roach <[mroach@josephjblake.com](mailto:mroach@josephjblake.com)>  
**Subject:** Region X - Alternate for Gregory Becker - South Florida

Hi Lauren,

For the Region meeting next week, Matthew Roach will replace Gregory Becker.

Please confirm receipt.

Thank you,

Debbie



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**South Florida Chapter**

**Debra McClave, Executive Director**

6330 N. Andrews Avenue, #183  
**FORT LAUDERDALE, FLORIDA 33309**  
954-229-0499 (O)  
<http://www.southflorida-ai.org>

South Florida Chapter Education Registration: <http://www.southflorida-ai.org>



*The Appraisal Institute is a global professional association of real estate appraisers, with nearly 17,000 professionals in almost 50 countries throughout the world. Its mission is to advance professionalism and ethics, global standards, methodologies, and practices through the professional development of property economics worldwide. Organized in 1932, the Appraisal Institute advocates equal opportunity and nondiscrimination in the appraisal profession and conducts its activities in accordance with applicable federal, state and local laws. Individuals of the Appraisal Institute benefit from an array of professional education and advocacy programs, and may hold the prestigious MAI, SRPA, SRA, AI-GRS and AI-RRS designations. Learn more at [www.appraisalinstitute.org](http://www.appraisalinstitute.org).*

**\*This email originated from outside the Firm\***

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**Brown, Ken @ Boca Raton**

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**From:** nicholas.pilz@gmail.com  
**Sent:** Wednesday, October 28, 2020 10:33 AM  
**To:** Brown, Ken @ Boca Raton  
**Cc:** sfchapterai.email@gmail.com; mesner.re@comcast.net; 'Lauren Dowling'; 'Reggie Carter'; 'Ramirez, Elaine'  
**Subject:** RE: Alternate Reps for Region Meeting

**External**

Ken,

I am sorry that you have some confusion as to what constitutes the list of Alternate Regional Representatives for South Florida. My attempt to contact you regarding this list was to ensure fairness in the process, and the only list that I have available is the one submitted to National. Alternate Regional Representatives traditionally are nominated with some type of order and if you are disputing the order submitted by your chapter, I would ask that you confer with your chapter leadership and executive director to identify the correct order in fairness to those alternate regional representatives that you have not selected.

Respectfully,

Nicholas D. Pilz, MAI, SRA, AI-RRS  
[Pilz Consulting Services, Inc.](#)

Direct: 407.278.1471  
 Cert Gen RZ3538

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**From:** Brown, Ken @ Boca Raton <[Kenneth.Brown@cbre.com](mailto:Kenneth.Brown@cbre.com)>  
**Sent:** Tuesday, October 27, 2020 3:39 PM  
**To:** [nicholas.pilz@gmail.com](mailto:nicholas.pilz@gmail.com); [lauren@eflai.org](mailto:lauren@eflai.org)  
**Cc:** South Florida Chapter AI <[sfchapterai.email@gmail.com](mailto:sfchapterai.email@gmail.com)>; 'Mesner Real Estate' <[mesner.re@comcast.net](mailto:mesner.re@comcast.net)>  
**Subject:** Alternate Reps for Region Meeting

Nic and Lauren,

Per the authority granted me by Regulation 8, South Florida will be having Matthew Roach and Mike Cibene attend the 10/28/2020 Region meeting as the Alternates for Greg Becker and myself, respectively. I understand there has been some disagreement regarding the method of their selection. To that end, I present the following reasoning:

Regulation 8, Article IX, Part I states: *“If the Chapter President or a Chapter Representative to the Regional Committee is unable to attend a Regional Committee meeting, the Chapter President shall notify the first Alternate Chapter Representative and request that such Alternate attend the Regional Committee meeting. If the first Alternate is unable to attend, the Chapter President shall proceed down the list of elected Alternate(s) until one who is able to attend the Regional Committee meeting is found or the list is exhausted. The Chapter President shall provide notice delivered in writing to the Regional Chair of the use of Alternate Chapter Representatives to the Regional Committee.”*

The question is really who decides which “list” is used when contacting alternates? The Region has asserted it is an alphabetical list published in our minutes. While that is certainly “a list”, I don’t know that it is “the list.”

Given that there has been some disagreement what constitutes “the list”, I don’t believe that the Region has the authority to interpret the National Bylaws for the Chapter and invalidate the Chapter’s selection by virtue of that disagreement.

Regulation 8, Article V, Part A states: *“All actions taken by a Chapter that are not required or authorized by the national Bylaws, Regulations and policies of the Appraisal Institute shall be voidable by the national Board of Directors.”* I am noting that the key word utilized in that sentence is “voidable.”

Selecting an Alternate for a Regional meeting is an action granted the Chapter President by the national Bylaws. The method/process of that selection from the Chapter’s elected Alternates is vague, at best and perhaps intentionally, with simple reference to an undefined “list.” I don’t believe the Region has the authority to invalidate the Chapter’s selection by virtue of the Region Chair’s interpretation of Regulation 8 when that interpretation differs from the Chapter President’s. I have been advised by others that there is no precedent for selection of an Alternate from an alphabetical list and, to the best of my knowledge, that has never been the process. Accordingly, in the absence of a more absolute definition within Regulation 8 and in accordance with precedence, “the list” is what the Chapter President decides it is and I have decided that Matt Roach and Mike Cibene will be the chapter’s Alternates for this meeting.

Best regards,

Ken

Kenneth W. Brown, MAI, SRA, AI-GRS  
South Florida Chapter President

**Brown, Ken @ Boca Raton**

---

**From:** South Florida Chapter AI <sfchapterai.email@gmail.com>  
**Sent:** Friday, November 20, 2020 6:03 PM  
**To:** Brown, Ken @ Boca Raton; Robert Mesner  
**Subject:** FW: NOTICE: Special Region X Meeting

**External**

FYI –

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**From:** Becker, Greg [mailto:Greg.Becker@ngkf.com]  
**Sent:** Friday, November 20, 2020 5:15 PM  
**To:** South Florida Chapter AI  
**Subject:** FW: NOTICE: Special Region X Meeting

As I'm not privy to all that has gone on with this and I would abstain regardless since the Vice Chair is a client, my recommendation would be to seek an alternate for that date. I'll probably be traveling anyway.

Thanks  
 Greg

**Greg Becker, MAI, MRICS**

*Market Leader – Caribbean  
 Senior Managing Director | Valuation & Advisory*

**NEWMARK**

1400 Centrepark Boulevard, Suite 310  
 West Palm Beach, FL 33401  
 T 561.212.5165  
[Greg.Becker@ngkf.com](mailto:Greg.Becker@ngkf.com)  
[nmrk.com/valuation](http://nmrk.com/valuation)

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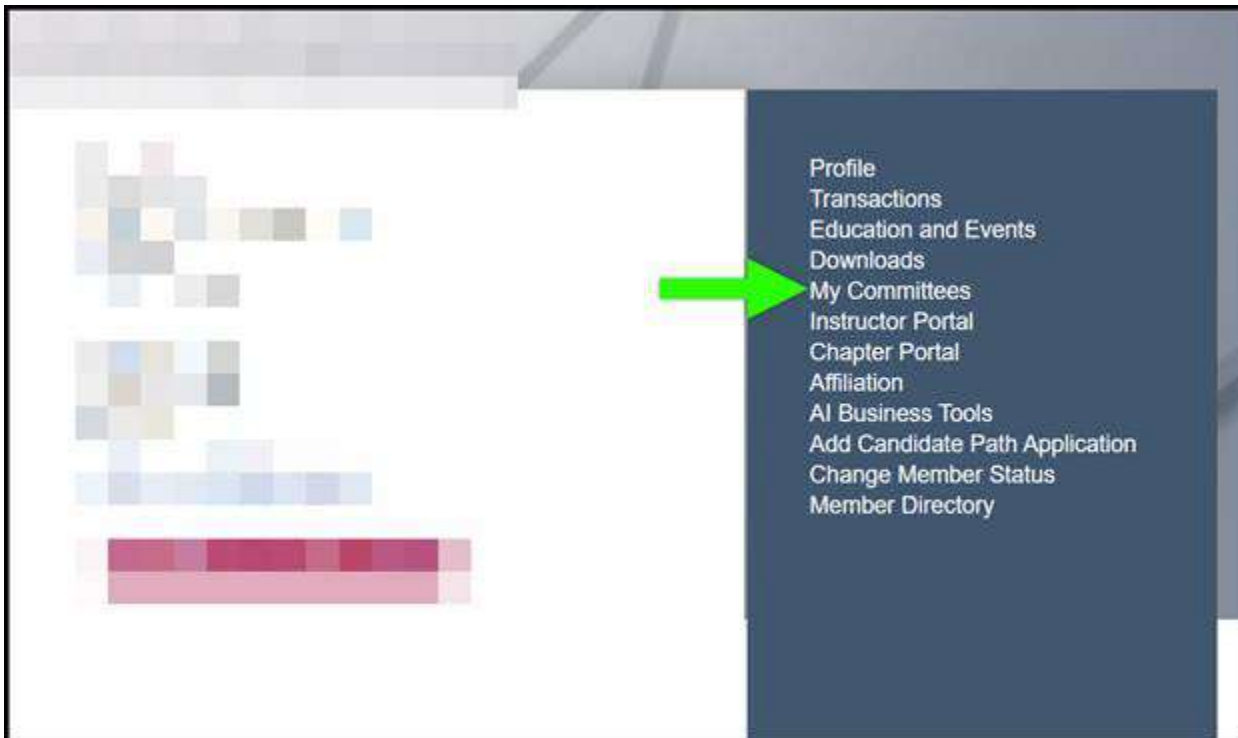
**From:** Lauren Dowling <lauren@airegionx.org>  
**Sent:** Friday, November 20, 2020 2:17 PM  
**To:** nicholas.pilz@gmail.com; Sandra Adomatis <adomatis@hotmail.com>; Julie Battaglia <julie.battaglia1@gmail.com>; Becker, Greg <Greg.Becker@ngkf.com>; kbkoske@broward.org; kdbsra@earthlink.net; Matt Bulecza <matthew.bulecza@hancockwhitney.com>; Reg Carter <rmcarter@bellsouth.net>; Val Chiasson (val@reafla.com) <val@reafla.com>; Michael Cliggitt <mike@cliggitt.com>; robertclobus@gmail.com; trisha519@aol.col; Matthew W. Jehs (matthew.jehs@t-a-w.com) <matthew.jehs@t-a-w.com>; mpjonas@gmail.com; Hal B. Katz (katzcage@aol.com) <katzcage@aol.com>; Elaine Liz-Ramirez MAI AI-GRS (ElaineRamirezmai@gmail.com) <ElaineRamirezmai@gmail.com>; Jennifer Marshall, SRA, AI-RRS <jm4632@aol.com>; Victor Mesa <vmesagro@hotmail.com>; mesner.re@comcast.net; Mike Moran (michael.moran@iberiabank.com) <michael.moran@iberiabank.com>; Palmer, Ned <Ned.Palmer@ngkf.com>; c.phillips@callawayandprice.com; rrex@irr.com; John@propertyvalue.com; RR

<rayrubionet@att.net>; Wesley Sanders <wsanders@ancregroup.com>; skimmersrb@gmail.com; Lee Smalley - BBG, Inc (lsmalley@bbgres.com) <lsmalley@bbgres.com>; appraisalgroupfl@yahoo.com; Mark Williams <mwilliams@moodywilliams.com>; brianzamorski@gmail.com; rzucchi@rklac.com

**Subject:** NOTICE: Special Region X Meeting

Members of the Regional Committee, please be advised that Chair Pilz has called a special meeting of the Region X Committee on November 30<sup>th</sup> at 3:30 pm (EST) via Zoom. If you are unable to attend, please contact your Chapter President for an excused absence. Details of this meeting may be found on the Region X Committee CoP (communities of practice).

To access the CoP, please sign into your Appraisal Institute account and click on the red “My Account” button on the top corner of the page. On the right side of the account page, select “My Communities” and then select “Go to Community” next to the Region X Committee. Meeting information is available under the “Region X Committee Announcements” link. Additional discussions are found under “Region X Committee Discussion” forum.



\*This email originated from outside the Firm\*

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**Brown, Ken @ Boca Raton**

---

**From:** Lauren Dowling <lauren@eflai.org>  
**Sent:** Friday, November 27, 2020 9:19 PM  
**To:** Brown, Ken @ Boca Raton  
**Cc:** 'South Florida Chapter AI'; mesner.re@comcast.net  
**Subject:** RE: Region X Special Meeting

**External**

Hi Ken:

If Alternate Region Representatives are going to participate in Monday's meeting, please send me an e-mail with the reason the Region Representative is to be excused and who their Alternates will be.

Kenneth Brown  
Gregory Becker  
Trisha Guarnieri

Robert Clobus  
Lee Smalley  
C. Kevin Bokoske  
Robert Mesner

As you are aware, Regulation 8 (see below) should be followed.

If you have any questions, please let me know.

Thank you!

Lauren Dowling  
Executive Director  
Appraisal Institute Region X  
813-545-1382  
Lauren@eflai.org



833 **Part I: Use of Alternate Chapter Representatives to the Regional**

834 **Committee**

835 Chapters may elect Alternate Chapter Representative(s) to the Regional Committee. If the Chapter  
836 President or a Chapter Representative to the Regional Committee is unable to attend a Regional  
837 Committee meeting, the Chapter President shall notify the first Alternate Chapter Representative and  
838 request that such Alternate attend the Regional Committee meeting. If the first Alternate is unable to  
839 attend, the Chapter President shall proceed down the list of elected Alternate(s) until one who is able

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28 | Regulation No. 8: Chapters

840 to attend the Regional Committee meeting is found or the list is exhausted. The Chapter President  
841 shall provide notice delivered in writing to the Regional Chair of the use of Alternate Chapter  
842 Representatives to the Regional Committee.

---

**From:** Brown, Ken @ Boca Raton <Kenneth.Brown@cbre.com>  
**Sent:** Friday, November 27, 2020 1:40 PM  
**To:** Lauren Dowling <lauren@eflai.org>  
**Cc:** 'South Florida Chapter AI' <sfchapterai.email@gmail.com>; mesner.re@comcast.net  
**Subject:** RE: Region X Special Meeting

Hi Lauren,

Because of their familiarity with the confidential discussion associated with the executive session during the last Region X meeting, the same persons who attended that meeting will be attending the 11/30/20 meeting except for one person who will be out of town and for whom we are still trying to find a replacement. Debbie will be following up this email with the list of attendees.

Best regards,

Kenneth W. Brown, MAI, SRA, AI-GRS  
South Florida Chapter President

---

**From:** Lauren Dowling <lauren@eflai.org>  
**Sent:** Friday, November 27, 2020 12:59 PM  
**To:** Victor Mesa <vmesagro@hotmail.com>; Brown, Ken @ Boca Raton <Kenneth.Brown@cbre.com>; Rachel Zucchi <rzucchi@rklac.com> <rzucchi@rklac.com>  
**Subject:** Region X Special Meeting

External

Hello Chapter Presidents:

I hope you had a great Thanksgiving.

A notice had been sent that special Region X Meeting is scheduled for Monday, November 30 at 3:30 PM. This will be an important meeting and need to ensure your Region Reps plan on participating. If not, I will need an e-mail requesting to be excused. Please let me know by Monday morning.

Zoom invitations will be sent Monday prior to the Special Meeting.

Lauren Dowling  
Executive Director  
Appraisal Institute Region X  
813-545-1382  
[Lauren@eflai.org](mailto:Lauren@eflai.org)

**Brown, Ken @ Boca Raton**

---

**From:** Brown, Ken @ Boca Raton  
**Sent:** Monday, November 30, 2020 11:09 AM  
**To:** nicholas.pilz@gmail.com; 'Ramirez, Elaine'  
**Cc:** Lauren Dowling; South Florida Chapter AI; mesner.re@comcast.net  
**Subject:** RE: Region X Special Meeting

Nick,

The South Florida Chapter will be represented by the following Regional Representatives or Alternates at the November 30, 2020 Region X Special Meeting:

Mike Cibene: Alternate for Ken Brown\*  
Robert Mesner  
Lee Smalley  
Don Sarley: Alternate for Bob Clobus  
Matt Roach: Alternate for Greg Becker  
Geri Armalavage: Alternate for Trisha Guarnieri  
Mike Jacobs: Alternate for Kevin Bokoske

\*In the event that Mike Cibene will not be available when the meeting starts, Eric Witt will be the substitute Alternate for me.

Best regards,

Kenneth W. Brown, MAI, SRA, AI-GRS  
President, South Florida Chapter

**Brown, Ken @ Boca Raton**

---

**From:** Lauren Dowling <lauren@eflai.org>  
**Sent:** Monday, November 30, 2020 11:32 AM  
**To:** Brown, Ken @ Boca Raton; nicholas.pilz@gmail.com; 'Ramirez, Elaine'  
**Cc:** South Florida Chapter AI; mesner.re@comcast.net  
**Subject:** RE: Region X Special Meeting

**External**

Hi Ken:

For the Alternate to be permitted to participate, please request the Region Rep send their reason to be excused from today's special meeting.

Thank you!

Lauren Dowling  
Executive Director  
Appraisal Institute Region X  
813-545-1382  
Lauren@eflai.org

---

**From:** Brown, Ken @ Boca Raton <Kenneth.Brown@cbre.com>  
**Sent:** Monday, November 30, 2020 11:09 AM  
**To:** nicholas.pilz@gmail.com; 'Ramirez, Elaine' <Elaine.Ramirez@hancockwhitney.com>  
**Cc:** Lauren Dowling <lauren@eflai.org>; South Florida Chapter AI <sfchapterai.email@gmail.com>; mesner.re@comcast.net  
**Subject:** RE: Region X Special Meeting

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Best regards,

Kenneth W. Brown, MAI, SRA, AI-GRS  
President, South Florida Chapter

**Brown, Ken @ Boca Raton**

---

**From:** Brown, Ken @ Boca Raton  
**Sent:** Monday, November 30, 2020 11:37 AM  
**To:** Lauren Dowling; nicholas.pilz@gmail.com; 'Ramirez, Elaine'  
**Cc:** South Florida Chapter AI; mesner.re@comcast.net  
**Subject:** RE: Region X Special Meeting

Hi Lauren,

No reason for the absences are necessary for this meeting, nor are the absences requested to be excused. The Alternates I have identified in my prior email will be attending this meeting.

Best regards,

Kenneth W. Brown, MAI, SRA, AI-GRS  
President, South Florida Chapter

---

**From:** Lauren Dowling <lauren@eflai.org>  
**Sent:** Monday, November 30, 2020 11:32 AM  
**To:** Brown, Ken @ Boca Raton <Kenneth.Brown@cbre.com>; nicholas.pilz@gmail.com; 'Ramirez, Elaine' <Elaine.Ramirez@hancockwhitney.com>  
**Cc:** South Florida Chapter AI <sfchapterai.email@gmail.com>; mesner.re@comcast.net  
**Subject:** RE: Region X Special Meeting

**External**

Hi Ken:

For the Alternate to be permitted to participate, please request the Region Rep send their reason to be excused from todays special meeting.

Thank you!

Lauren Dowling  
Executive Director  
Appraisal Institute Region X  
813-545-1382  
[Lauren@eflai.org](mailto:Lauren@eflai.org)

---

**From:** Brown, Ken @ Boca Raton <[Kenneth.Brown@cbre.com](mailto:Kenneth.Brown@cbre.com)>  
**Sent:** Monday, November 30, 2020 11:09 AM  
**To:** [nicholas.pilz@gmail.com](mailto:nicholas.pilz@gmail.com); 'Ramirez, Elaine' <[Elaine.Ramirez@hancockwhitney.com](mailto:Elaine.Ramirez@hancockwhitney.com)>  
**Cc:** Lauren Dowling <[lauren@eflai.org](mailto:lauren@eflai.org)>; South Florida Chapter AI <[sfchapterai.email@gmail.com](mailto:sfchapterai.email@gmail.com)>;  
[mesner.re@comcast.net](mailto:mesner.re@comcast.net)  
**Subject:** RE: Region X Special Meeting

Nick,

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Robert Mesner  
Lee Smalley  
Don Sarley: Alternate for Bob Clobus  
Matt Roach: Alternate for Greg Becker  
Geri Armalavage: Alternate for Trisha Guarnieri  
Mike Jacobs: Alternate for Kevin Bokoske

\*In the event that Mike Cibene will not be available when the meeting starts, Eric Witt will be the substitute Alternate for me.

Best regards,

Kenneth W. Brown, MAI, SRA, AI-GRS  
President, South Florida Chapter

**Brown, Ken @ Boca Raton**

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**From:** Lauren Dowling <lauren@airegionx.org>  
**Sent:** Monday, November 30, 2020 3:12 PM  
**To:** Brown, Ken @ Boca Raton; robertclobus@gmail.com; Lee Smalley - BBG, Inc (lsmalley@bbgres.com); Bob Mesner; Matthew Roach; garmalavage@valbridge.com; Mike@SFREAppraisal.com  
**Subject:** INVITATION - Special Region X Meeting 3:30 PM ET  
**Attachments:** 20.11.30 - Special Region Meeting of Appraisal Institute Region X Committee (Revised).pdf

**External**

Lauren Dowling is inviting you to a scheduled Zoom meeting.

Topic: Region X Special Meeting  
Time: Nov 30, 2020 03:30 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://zoom.us/j/97762573350?pwd=VERKYUV1TkZpTEh3RGtMcIha0laUT09>

Meeting ID: 977 6257 3350  
Passcode: 784531  
One tap mobile  
+13017158592,,97762573350#,,,,,0#,,784531# US (Washington D.C)  
+13126266799,,97762573350#,,,,,0#,,784531# US (Chicago)

Dial by your location  
+1 301 715 8592 US (Washington D.C)  
+1 312 626 6799 US (Chicago)  
+1 646 558 8656 US (New York)  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 669 900 9128 US (San Jose)

Meeting ID: 977 6257 3350  
Passcode: 784531  
Find your local number: <https://zoom.us/u/acWvQAsYG8>

Lauren Dowling  
Executive Director  
Appraisal Institute Region X  
813-545-1382  
[Lauren@eflai.org](mailto:Lauren@eflai.org)



**Brown, Ken @ Boca Raton**

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**From:** Brown, Ken @ Boca Raton  
**Sent:** Monday, November 30, 2020 3:44 PM  
**To:** Lauren Dowling; nicholas.pilz@gmail.com  
**Cc:** South Florida Chapter AI; 'Robert Mesner'  
**Subject:** RE: INVITATION - Special Region X Meeting 3:30 PM ET

Hi Lauren,

Why are several of the alternates that I had identified as attending this meeting in place of some Regional Representatives not included in this invitation?

Kenneth W. Brown, MAI, SRA, AI-GRS  
 President, South Florida Chapter

---

**From:** Lauren Dowling <lauren@airegionx.org>  
**Sent:** Monday, November 30, 2020 3:12 PM  
**To:** Brown, Ken @ Boca Raton <Kenneth.Brown@cbre.com>; robertclobus@gmail.com; Lee Smalley - BBG, Inc (lsmalley@bbgres.com) <lsmalley@bbgres.com>; Bob Mesner <mesner.re@outlook.com>; Matthew Roach <mroach@josephjblake.com>; garmalavage@valbridge.com; Mike@SFREAppraisal.com  
**Subject:** INVITATION - Special Region X Meeting 3:30 PM ET

**External**

Lauren Dowling is inviting you to a scheduled Zoom meeting.

Topic: Region X Special Meeting  
 Time: Nov 30, 2020 03:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/97762573350?pwd=VERKYUV1TkZpTEh3RGtMcIlha0laUT09>

Meeting ID: 977 6257 3350

Passcode: 784531

One tap mobile

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+13126266799,,97762573350#,,,,,0#,,784531# US (Chicago)

Dial by your location

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+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 977 6257 3350

Passcode: 784531

Find your local number: <https://zoom.us/j/97762573350>

Lauren Dowling

Executive Director

Appraisal Institute Region X

813-545-1382

[Lauren@eflai.org](mailto:Lauren@eflai.org)