

2018 REBA ANNUAL MEETING & CONFERENCE

Monday, Nov. 5, 2018

7:30 AM – 2:45 PM

Four Points by Sheraton

1125 Providence Turnpike

Norwood, MA

Luncheon Keynote Speaker

BOB RYAN



RYAN is a sportswriter formerly for *The Boston Globe*. He has been described as "the quintessential American sportswriter" and a basketball guru, and is well-known for his coverage of the sport, including his famous stories covering the Boston Celtics in the 1970's. After graduating from Boston College, Bob started as a sports intern for the *Globe* and worked with *Globe* sports writing legends, Will McDonough and Leigh Montville. In 2012, Bob announced his retirement from sports writing after 44 years, once the 2012 Olympic Games concluded. Bob's final column in *The Boston Globe* was published in August of 2012. He continues writing on a part-time basis as a columnist *emeritus*. He also remains a regular on ESPN's *Around the Horn* and occasionally guest hosts *Pardon the Interruption* with Michael Wilbon or Tony Kornheiser.

Bob launched his own podcasts, "Bob Ryan's Boston Podcast" and "The Sports Reporter's Podcast," where he has hosted many legendary Boston athletes, including Larry Bird, Steve Grogan, Danny Ainge, Troy Brown and Dave Cowens, to name a few. Many local and national sportswriters and other well-known sports figures have been guests, as well. Bob's longtime involvement in the sports world shines through in each episode as he reminisces about his many years covering everything from all four of Boston's major teams' championships, to his many Olympic assignments, and all of the relationships he has formed along the way. His show is a must-listen for anyone calling themselves not just a Boston sports fan, but a sports fan in general.

Bob has received numerous sports and journalism awards and authored 13 books, including an autobiography, *Scribe: My Life in Sports*.

BREAKOUT SESSIONS

*e*Closings:

Preparing for the Future

Gallivan v. ZBA of Wellesley

Ten Years Later: A Retrospective

on Appeals of Building Permits

MUTC: What Is It Good For?

*Practical Considerations When
Foreclosing a Condominium Lien*

*Buying and Selling
Contaminated Property*

*Airbnb: A Discussion by Transient
Lecturers on Short-term Rentals*

*Recent Developments
in Massachusetts Case Law*

Practical Skills Sessions:

*Notarial Acts
Done Right (and Wrong)*

*The Homestead Statute:
Seven Years Later*

*The Threat is Real: What You Need
to Know to Mitigate the Risks of
Cyber Scams and Wire Fraud*

REBA CONTINUING EDUCATION SECTION

Kendra L. Berardi, Co-chair
Elizabeth J. Young, Co-chair

CLE CREDIT

This REBA Conference has been approved by the RIMCLE for 240 minutes of general CLE credits; For all other states, contact Bob Gaudette at gaudette@reba.net.

SPONSORS & EXHIBITORS

For more information about the Exhibitor & Sponsor Program, please contact Jessica Trenouth at trenouth@reba.net.

QUESTIONS?

For more information, please contact the REBA office at 617.854.7555 or admin@reba.net, or go to www.reba.net.

CONFERENCE REGISTRATION ENCLOSED

SCHEDULE OF EVENTS

7:30 AM - 8:30 AM	Registration and Exhibitors' Hour
8:30 AM - 1:15 PM	BREAKOUT SESSIONS (see descriptions below)
1:20 PM	LUNCHEON PROGRAM
1:20 PM - 1:40 PM	Opening Remarks from President Diane Rubin
1:40 PM - 2:00 PM	Luncheon Keynote Address by Bob Ryan
2:00 PM - 2:20 PM	Business Meeting, Committee Reports & Award Presentation
2:20 PM - 2:45 PM	Concluding Remarks
2:45 PM	Adjournment

8:30 AM - 9:30 AM | TIFFANY BALLROOM A

9:45 AM - 10:45 AM | TIFFANY BALLROOM A



Richard
Bramhall



James M.
Czapiga



Tucker
Dulong

eClosings: Preparing for the Future

With lenders, home buyers, GSEs (including Fannie Mae and Freddie Mac), and other stakeholders seeking ways to save time, reduce costs, and increase efficiency, the landscape of a traditional residential real estate closing is transforming. From the borrower's initial loan application through, and including, recording and post-closing, it is now possible in many jurisdictions to complete a transaction without generating a single piece of paper. Several states have enacted legislation permitting remote online notarization, which allows the signor and notary to be in different locations during an acknowledgement. In this session, we will discuss the practical and legal implications of this shift towards eClosings and what this will mean for your practice in the future.

9:45 AM - 10:45 AM | CONFERENCE ROOM 104

11:00 AM - 12:00 PM | CONFERENCE ROOM 104



Daniel P.
Dain



Diane C.
Tillotson

Gallivan v. ZBA of Wellesley Ten Years Later: A Retrospective on Appeals of Building Permits

Join our panelists for a discussion of the judicial decisions in the ten years following *Gallivan v. Zoning Bd. of Appeals of Wellesley*, 71 Mass. App. Ct. 850 (2008). In *Gallivan*, the Appeals Court interpreted the relevant provisions of G. L. c. 40A, §§ 7 & 8 to bar an abutter's challenge to a building permit, where the abutter had notice of the application for the building permit and an appeal to the local zoning board of appeals was not filed within 30 days of the issuance of the permit. A subsequent enforcement action is not available to such an abutter. The Supreme Judicial Court confirmed this rule in *Connors v. Annino*, and there have been many trial and appellate-level decisions since *Gallivan* applying its holding to different fact patterns. The discussion will address the *Gallivan* rule itself, the reasoning behind the rule, subsequent decisions and what remains undecided ten years after the Appeals Court first handed down the *Gallivan* decision in 2008.

SCHEDULE OF EVENTS

8:30 AM - 9:30 AM | ESSEX / LENOX ROOM

9:45 AM - 10:45 AM | ESSEX / LENOX ROOM



Leo J.
Cushing



Melanie E.
Kido



Sara Ann
K. Supple

MUTC: What Is It Good For?

Our experts in estate planning and real estate conveyancing will address issues that arise when real estate is held by a trust and how to properly vest title to real property in a trust for estate planning. The benefit of the Massachusetts Uniform Trust Code for estate planning concerns and resolving title issues are topics vital to both real estate practitioners and estate planning law firms and our panel will guide us through the new law.

8:30 AM - 9:30 AM | CONFERENCE ROOM 104

11:00 AM - 12:00 PM | CONFERENCE ROOM 103



Kate Moran
Carter



Christopher
S. Malloy



Melissa B.
Morrow

Practical Considerations When Foreclosing a Condominium Lien

Foreclosing a condominium lien presents challenges for condominium associations, mortgage lenders and future purchasers. This session will discuss the process of foreclosing condominium liens, foreclosure considerations unique to association liens, title considerations and tips for attorney representing associations, lenders and purchasers of properties that have been foreclosed by the association.

8:30 AM - 9:30 AM | CONFERENCE ROOM 103

9:45 AM - 10:45 AM | CONFERENCE ROOM 103



Thomas L.
Guidi



Gregor I.
McGregor

Buying and Selling Contaminated Property

Hazardous substances are more commonly found in urban and even suburban and rural real estate than most lawyers may think. The fact that a property is contaminated does not necessarily mean that the property cannot or should not be purchased, sold or even financed. In this session we will discuss how to manage a transaction involving contaminated property by understanding the risks and potential liabilities involved and structuring the deal and advising your clients as to the appropriate action required to reduce the risks and liabilities to an acceptable level so that the transaction may proceed.

11:00 AM - 12:00 PM | ESSEX / LENOX ROOM



Kathleen M.
Heyer



James B.
Lampke



Ted S.
Papadopoulos

Airbnb: A Discussion by Transient Lecturers on Short-term Rentals

Short-term rentals like Airbnb can be found almost everywhere these days. Everyone knows someone who is either an Airbnb host or guest. But while most people are simply looking for a place to stay, others are grappling with bigger issues: zoning and municipal ordinances, local impacts and NIMBYs, lease implications, violation of local regulations, and more. Our panelists will discuss some of the issues associated with short-term rentals, including various state and local regulations, landlord/tenant issues, and the Governor's proposed vision for transient rentals in the Commonwealth.

REGISTER ONLINE AT WWW.REBA.NET

SCHEDULE OF EVENTS

8:30 AM - 9:30 AM | CONFERENCE ROOM 101

9:45 AM - 10:45 AM | CONFERENCE ROOM 101



Jutta R.
Deeney



Danielle
A. Long



Francis J.
Nolan

► **A Practical Skills Session**

Notarial Acts Done Right (and Wrong)

This practical skills session will include a review of recent case law highlighting the unintended consequences of flawed acknowledgments and jurats, along with practical tips on fixing errors and avoiding defects. The panelists will also include an analysis of REBA-sponsored legislation to update our acknowledgement statute and bring it into closer alignment with other jurisdictions.

8:30 AM - 9:30 AM | TIFFANY BALLROOM B

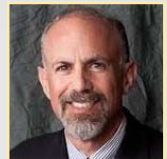
11:00 AM - 12:00 PM | CONFERENCE ROOM 101



Lynne Murphy
Breen



Lisa J.
Delaney



Jeffrey B.
Loeb

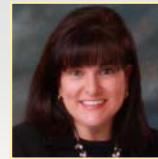
► **A Practical Skills Session**

The Homestead Statute: Seven Years Later

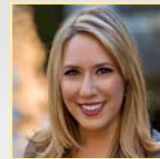
With legislation sponsored by REBA, the Massachusetts Homestead Statute was revised in 2011. Join our panelists for a discussion of how these revisions have been interpreted in the ensuing seven years by conveyancers, title insurance underwriters, and the courts. This practical skills session will also highlight the unintended consequences of unnecessary homestead release language, the types of homestead interests that can create traps for the unwary, declaring homesteads for multi-level trusts, the abandonment of homestead rights, and recent court rulings including the *ReadyCap, LLC v. Alexander* case.

9:45 AM - 10:45 AM | TIFFANY BALLROOM B

11:00 AM - 12:00 PM | TIFFANY BALLROOM B



Colleen M.
Capossela



Noel M.
Di Carlo



Michael
Livingood

► **A Practical Skills Session**

The Threat is Real: What You Need to Know to Mitigate the Risks of Cyber Scams and Wire Fraud

Many of us know that cyber scams and wire fraud are pervasive in our industry, but many believe that they would never fall victim to these scams. Cybercrimes and wire fraud are on the rise and real estate professionals continue to be a primary target of these scams. As the cons continue to evolve and become more sophisticated, they become more challenging to thwart. Join FBI Special Agent Michael Livingood, and Noel Di Carlo and Colleen Capossela as they describe the latest shape and form of these threats. The panelists will also offer recommendations on risk management initiatives, including the latest technology and procedures, as well as insurance, and advice on response planning, all to help mitigate the risk to you and your office.

12:15 PM - 1:15 PM | CONFERENCE ROOM 103

Video simulcasts of presentation in Conference Rooms 101 and 104

Recent Developments in Massachusetts Case Law

Now in his 40th year at these meetings, Phil continues to draw a huge crowd with this session. Attending his presentation on Recent Developments in Massachusetts Case Law is a must for any practicing real estate lawyer. Phil is the 2008 recipient of the Association's highest honor, the Richard B. Johnson Award.



Philip S.
Lapatin

2018 REBA ANNUAL MEETING & CONFERENCE

GENERAL INFORMATION

For questions, contact REBA at 617.854.7555 or admin@reba.net or visit us online at www.reba.net.

- ★ REBA's 2018 Annual Meeting & Conference welcomes both members and non-members.
- ★ The registration fee includes the breakout sessions, luncheon and conference syllabus book.
- ★ Register via mail, phone or online at www.reba.net, submitting one registration per attendee. Additional registration forms are available online at www.reba.net. We will confirm registration by email. REBA cannot offer discounts for registrants who attend only part of the Conference.
- ★ To guarantee a reservation, please send registration, along with the appropriate fee, on or before October 29, 2018. Registrations received after October 29, 2018 will be subject to a late registration processing fee of \$25. Registrations may be cancelled in writing on or before October 29, 2018 and are subject to a processing fee of \$25. Registrations cannot be cancelled after October 29, 2018; however, we welcome substitutions of registrants attending the program. Conference materials will be mailed to non-attendee registrants following the event.
- ★ Credits are available for professional liability insurance and continuing legal education in other states. For more information, contact Bob Gaudette at 617.854.7555 or gaudette@reba.net.
- ★ Kindly refrain from cell phone use during the breakout sessions and luncheon.

DRIVING DIRECTIONS

Four Points by Sheraton Hotel
1125 Providence Turnpike (Route 1)
Norwood, Massachusetts



FROM BOSTON:

- Take I-93 South; continue onto I-95 (Route 128) North.
- Take Exit 15B, Route 1 South, toward Norwood.
- Continue 4.5 miles down Route 1 South.
- The hotel will be on your right after the Staples Plaza.

FROM PROVIDENCE:

- Take I-95 North to Exit 11B, Neponset Street, Norwood.
- Drive 7/10 of a mile and turn left onto Dean Street.
- At the traffic light, turn left onto Route 1 heading south.
- The hotel will be on your right after the Staples Plaza.

FROM THE WEST:

- Follow the Mass. Turnpike (I-90) East.
- Take Exit 14* onto I-95 (Route 128) South.
**From the West it is Exit 14; from the East, it is Exit 15*
- Continue South to Exit 15B (Route 1, Norwood).
- Continue 4.5 miles down Route 1 South.
- The hotel will be on your right after the Staples Plaza.

Four Points by Sheraton Hotel
1125 Boston-Providence Tpke, Norwood

Monday, November 5, 2018
7:30 AM – 2:45 PM

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REGISTRATION

Complete this registration and return it with the appropriate fee to:
REBA Foundation, 295 Devonshire Street, Sixth Floor, Boston, MA 02110.
 You may also register by phone at 617.854.7555 or online at www.reba.net.

	<i>By Oct 29</i>	<i>After Oct 29</i>
<input type="checkbox"/> YES! Please register me as a REBA member in good standing.	\$ 225	\$ 250
<input type="checkbox"/> YES! Please register me as a guest, as I am not a REBA member.	\$ 265	\$ 290
<input type="checkbox"/> I would like to purchase the conference syllabus, as I am unable to attend.	\$ 200	\$ 200
	\$ _____	\$ _____

Payment Information

<input type="checkbox"/> Check <i>Pay to REBA Foundation</i>	<input type="checkbox"/> Credit Card
Check No: _____	Card No: _____
Date: _____	Expiration: _____
Signature: _____	Date: _____



Registrant Information

Name of Registrant: _____ Title: _____

Call Name (for nametag): _____ Email: _____

Firm/Company: _____

Address: _____

City: _____ State: _____ ZIP: _____

Tel: _____ Cell: _____ Fax: _____

Luncheon Entrée Selection

- Petit Filet Mignon with a Wild Mushroom Port Wine Demi-glace
- Parmesan Encrusted Chicken Milanese with a Lemon Velouté Sauce
- Eggplant Rollatini with Grilled Vegetable Polenta and Tomato Coulis ~ GFV
- None, I will not be eating at the luncheon None, I am not attending the luncheon