

Minutes
South Carolina Real Estate Appraisers Board
Synergy Business Park, Kingstree Building
110 Centerview Drive, Room 201-03
August 9, 2007

Members attending: Herbert R. Sass, III, Chairman; Charles Stone, Vice Chairman; Rhonwen Newton, Secretary; Andrew Johnson; Nancy Johnson; Terrence O'Brien; and Carlton Segars

Staff attending: Robert L. Selman, LLR Assistant Deputy Director; Jay Pitts, Administrator; Stan Bowen; Investigations and Enforcement; Paul Magargle, Office of General Counsel; Ann Parris, Administrative Assistant; James Saxon, Counsel; Laura Smith, Investigator; and Sheridan Spoon, Office of General Counsel

Chairman Sass called the meeting to order at 10:10 AM and stated for the record the following South Carolina Freedom of Information statement. Public notice of this meeting was properly posted at the Real Estate Appraisers Board office, Synergy Business Park, Kingstree Building, Columbia, South Carolina, and provided to all requesting persons, organizations, and news media in compliance with Section 30-4-80 of the South Carolina Freedom of Information Act. A quorum was present at all times.

Approval of Minutes –May 3, 2007

The minutes of the May 3, 2007 were approved as written on motion of Mr. Segars and second of Mr. Stone.

Introduction of New Board Members

Chairman Sass introduced two new Board members: Andrew Johnson, Pawleys Island, Financial member and Terrence P. O'Brien, Spartanburg, Appraiser Member.

Management Update – Jay Pitts, Administrator

Mr. Pitts reported the regulations should time out in March of 2008 and that would not pose a problem since the Appraisers statute was in place.

Mr. Pitts commended Laura McDaniels on the fine job she had done during the renewal period as she had processed approximately 3,500 licensees. Breakdown: 1,523 appraisers renewed online, 1,433 mailed in renewals and at this time, there are 384 licensees who have not yet renewed. He explained the audit process that will follow when renewals are completed. Report will be given at the November meeting.

Old Business - Adoption of New Curriculum - Beau Tiller

Mr. Tiller said that the appraiser education has remained relatively the same since 1991 other than a change that came about in 1998 when the hours for the residential appraisers were increased. He said two and a half years ago the Federal government increased the education substantially for real estate appraisers and that staff has been working on this new curriculum in order to have it ready for 2008. He distributed copies of the New Appraisal Qualifying Education Courses and Appraisal Course Curriculum Requirements for the Board's review and approval. Mr. Tiller reviewed the contents with the Board and answered questions.

Mr. Tiller stated that a grid and a packet had been sent to all pre-licensing providers notifying them that effective the end of December, L1,2,3 and C1,2,3 will expire. The staff thought this would speed up the process and the Qualifications Board and the Subcommittee agreed. In order to continue as a provider in South Carolina, provider credentials must be submitted

to South Carolina by September 1. It is the providers' responsibility to prove to staff that their courses meet this criteria.

Chairman Sass stated the Board is definitely in agreement with this presentation. He also thanked Mr. Tiller for the fine job he has done and stated that Mr. Tiller has been diligent in preparing for this change. Mr. Tiller said the staff has received much assistance from a lot of people in the industry as well.

New Business – Investigative Review Committee Report (IRC) – Jay Pitts

Mr. Pitts reviewed the function of the IRC and its composition. He distributed IRC reports (2007) for the Board's review. Mr. Pitts asked the Board to study the reports and approve the decisions made by the IRC. He said in the future the reports would be sent to members prior to meetings.

Motion: Ms. Newton moved to accept the report. Ms. Johnson seconded the motion and it passed.

Chairman Sass explained for the benefit of the new members the Appraisal Subcommittee audit that is conducted every two years. He said South Carolina was audited in February 2007 and received an excellent grade. He said South Carolina scored highly in how efficiently they disposed of cases.

AARO Conference Report – Carlton Segars

Mr. Segars represented the Appraisers Board in Tampa, Florida in May. He stated this was a most informative meeting and discussed several hot topics that were on the agenda.

Chairman Sass recognized members of PAC and the Appraisal Institute and thanked them for being here to support the Board.

Mr. Pitts asked that new Board members introduce themselves and make a few remarks about themselves. Drew Johnson is a mortgage banker with Palmetto Federal Bank in Pawleys Island. He has been in mortgage banking for approximately 20-23 years.

Terry O'Brien, Spartanburg has been an appraiser for fourteen years and owns his own firm. He employs four appraisers.

Election of Officers

Election of officers was held. Officers elected were: Herb Sass, Chairman; Charles Stone, Vice Chairman; and Rhonwen Newton, Secretary.

Chairman Sass thanked everyone for their support and stated there had been some challenges over the years and there would probably be more in the future.

Application Appearance – Kenneth E. Brown

11:15 am

Mr. Brown was not represented by counsel and did not offer any witnesses. Mr. Brown presented his case requesting that he be allowed to renew his appraiser license. Following his presentation, Chairman Sass called for a motion to go into executive session.

Motion: Executive session: Mr. Stone moved and Ms. Newton seconded the motion to go into executive session. Motion carried.

Motion: Out of executive session: 12:20 pm
Mr. Stone moved and Mr. Segars seconded the motion to come out of executive session. Motion carried.

Chairman Sass stated that while the Board was in executive session, no votes taken and no determinations made on the disposition of the case. He called for a motion regarding the disposition of Mr. Brown's case.

Motion: Ms. Newton moved that Mr. Brown's application for renewal of his appraiser license be denied due to the fact that since his last renewal, Mr. Brown has been disciplined publicly by the Maryland Commission of Real Estate Appraisers and Home Inspectors from three separate public complaints. Mr. Brown's request for renewal will be entertained pending receipt directly from the Maryland Commission of Real Estate Appraisers and Home Inspectors that Mr. Brown has successfully satisfied all terms and conditions currently imposed by the State of Maryland and has been issued a license to practice by the Maryland Commission of Real Estate Appraisers and Home Inspectors. Mr. Spoon, Advice Counsel, clarified the terms of the motion. Motion carried.

Chairman Sass stated that the decision that the Board announced today expressed only the basic elements of the Board's ruling in this case. Counsel or staff for the Board will prepare a document which more fully expresses the Board's conclusions in the appropriate language and format which the Board traditionally uses. The final written decision must be approved by and signed by the Chairman of the Board and will be the final order in this matter.

There being no further business, the meeting adjourned at 12:30 pm.

Submitted,

Rhonwen Newton
Secretary