

1 **Minutes**

2 **South Carolina Real Estate Appraisers Board**

3 **Thursday, August 12, 2021 at 10:00 a.m.**

4 **Via Video/Teleconference**

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7 **Meeting Called to Order:**

8 Jake Knight, Chairman, called the meeting of the South Carolina Real Estate Appraisers Board to  
9 order at 10:01 a.m. Other members present for the meeting included: Chris Barczak, Chris  
10 Donato, Mark Chapman, Mike Dodds and Rex Casterline.

11 Mr. Knight announced that public notice of this meeting was properly posted at the South  
12 Carolina Real Estate Appraisers office, Synergy Business Park, Kingstree Building, and provided  
13 to all requesting persons, organizations, and news media in compliance with Section 30-4-80 of  
14 the South Carolina Freedom of Information Act.

15 Staff members participating during the meeting included: Donnell Jennings, Advice Counsel;  
16 Charles Gwynne, Office of Disciplinary Counsel; Malcolm Burton, Office of Investigations;  
17 Rodney Pigford, Office of Investigations; Laura Smith, Administrator and Abhijit Deshpande,  
18 Finance Director.

19 The following members of the public were present: Austin Smallwood, Georgia Lewis, Clint  
20 Hammond, Malinda Griffin with SCPAC and Dale Bailey.

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22 **Introduction of Board Members and All Other Persons Attending**

23 Laura Smith, Administrator introduced herself and all others in attendance.

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25 **Approval of Agenda:**

26 **MOTION:**

27 Mr. Casterline made the motion to approve the agenda. Mr. Donato seconded the motion, which  
28 carried unanimously.

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30 **Approval of the Minutes from the May 6, 2021 Board Meeting**

31 **MOTION:**

32 Mr. Casterline made the motion to approve the minutes with line 93 corrected for spelling, line  
33 133 corrected for number of board members, line 163 corrected to show that Mr. Casterline  
34 seconded the motion. Mike Dodds seconded the motion, which carried unanimously.

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36 **Chairman's Remarks**

37 Mr. Knight stated his appreciation for those in attendance and for being patient as we deal with  
38 these challenging situations. Mr. Knight thanked Clint Hammond, former board member and  
39 Georgia Lewis, former Advice Counsel for their time and dedication to the board and the  
40 expertise that each of them contributed. He went on to say that the board was still trying to get  
41 the positions filled for the financial and real estate members.

42 Abhijit Deshpande, Finance Director, presented the current and projected financials for the  
43 Appraisers Board. Board members asked Mr. Deshpande questions and a conversation ensued.

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45 **Approval of the Investigative Review Committee (IRC) Report- Rodney Pigford**

46 The IRC report dated July 28, 2021 presented for approval. Discussion ensued.

47 **LETTER OF CAUTION**

Case #	Investigator	Initial Complaint Allegations	IRC Logic
2020-45	Malcolm Burton	Fannie Mae complaint for inadequate adjustments, inaccurate reporting of physical description, physical features, comparable sales selection are not same condition, quality or size- all alleged USPAP violations. NOTE: Fannie Mae does not provide a point of contact for follow-up, only a generic email. I have used that address previously requesting additional information and did not receive a response.	Be mindful of providing better documentation of analysis for subject and comparables in an appraisal report.
2020-46	Malcolm Burton	Value dispute. Complainant questions comparable sales used and adjustments for kitchen upgrades. Does not think comparable sales are appropriate. Alleges appraiser is not familiar with the market due to appraiser's domicile in Beaufort and subject in Ladson. If he is familiar with are then alleges racial bias.	Be mindful of providing better documentation of analysis for support of adjustments.
2020-47	Malcolm Burton	Appraiser completed report on a property in 2019. In 2020 he was asked to appraise the same property again- the 2020 report is a clone of the 2019 report. A third report, a correction, still contained information from the 2019 report.	Be mindful when cloning previous reports that you make sure to remove /replace old information.

2020-48	Malcolm Burton	Value dispute. Appraiser completed a report in 2018 and recently in 2020. Numerous errors and inconsistencies between the two, including property description and square footage differences. 2020 value less than 2018.	Be mindful of providing better documentation of analysis for subject and comparables in an appraisal report.
2020-50	Malcolm Burton	Sanctioned in Maine for failing to have CE completed before license renewal.	Based on resolution guidelines.
2020-55	Malcolm Burton	The appraisal reports physical description is incorrect regarding bedroom count and GLA is incorrect. Value dispute.	Be mindful of providing accurate property information on description and support of analysis in an appraisal report.

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50 **DISMISSALS**

Case #	Investigator	Initial Compliant Allegations	IRC Logic
2020-51	Malcolm Burton	VA board reprimanded, fined and require additional education effective 6/30/2020	No violation. Meets minimum USPAP requirements.
2020-59	Malcolm Burton	Value dispute. Appraisal value is \$172,500, contract price is \$185,000. Complainant submitted two sales for consideration to the appraiser that occurred within 6 months of the effective date of the appraisal report, located within the same area, with approximately the sale GLA. The appraiser never responded.	No violation. Meets minimum USPAP requirements
2020-60	Malcolm Burton	While trying to take photos of a comparable sale property, Respondent trespassed onto the property as was confronted by the owner.	No violation. Meets minimum USPAP requirements
2020-61	Malcolm Burton	Value dispute based on incorrect property physical description and lack of adjustments for renovations and superior upgrades, and an increasing market. Numerous errors in complex description. Another appraisal within 10 days has a higher value.	No violation. Meets minimum USPAP requirements
2020-63	Malcolm Burton	Value dispute based on alleged improper comp selection. Submitted 6 sales to appraiser through lender as required.	No violation. Meets minimum USPAP requirements
2020-80	Malcolm Burton	Improper sales used, lot size and GLA incorrect, other	No violation. Meets minimum USPAP requirements

		physical description discrepancies, value dispute.	
2020-81	Malcolm Burton	AMC failed to recognize in a review of an appraisal of property that there were improper sales used, lot size and GLA incorrect, other physical discrepancies, which caused an undervaluation of the property. This is a companion case to 2020-80	No violation. Meets minimum USPAP requirements

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53 **MOTION:**

54 Mr. Casterline made the motion to accept the IRC recommendations for letters of caution and  
 55 dismissals. Mr. Dodds seconded the motion, which carried unanimously.

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57 **OIE APPRAISER’S BOARD CASE REPORT – Rodney Pigford**

58 **OIE Status Report as of July 28, 2021**

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<b>Case Statuses- Appraisers 1/1/20-12/31/20</b>	<b>Total</b>
Total Complaints Received	81
Active Investigations ( Average Age 200 days)	11
Closed	32
<b>Case Statuses- Appraisers 1/1/21-7/28/21</b>	
Total Complaints Received	48
Active Investigations ( Average Age 76 days)	32
Closed	<b>2</b>

60 Total Active Investigations 43

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62 **Office of Disciplinary Counsel (ODC) Update – Charles Gwynne**

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64 **ODC Case Load Statistics as of July 28, 2021**

Board	Open Cases	Pending Hearings & Agreements	Pending Closure	Closed	Appeals
Appraisers	1	1	0	2	0
			*Closed since 1/1/21	4	
			*Closed since last report	2	

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67 **Administrators Remarks - Laura Smith**

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69 **Licensure Update**

70 **SC REAL ESTATE APPRAISERS BOARD NUMBER OF CREDENTIALS AS OF**

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**August 5, 2021**

	ACTIVE	INACTIVE	ACTIVE IN RENEWAL	TOTAL
<b>Apprentice</b>	255	0	48	303
<b>Licensed</b>	134	17	19	170
<b>Certified Residential</b>	998	45	72	1115
<b>Certified General</b>	1031	29	109	1169
<b>Licensed Mass</b>	48	0	6	54
<b>Certified Residential Mass</b>	68	2	9	79
<b>Certified General Mass</b>	27	2	3	32
<b>Total</b>	<b>2561</b>	<b>95</b>	<b>266</b>	<b>2922</b>

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73 **AMC Active 144 AMC Inactive 15 AMC Lapsed 14**

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75 **TEMPORARY PERMITS**

ISSUED IN 2020	ISSUED IN 2021
163	123

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78 **Budget Update**

79 Mrs. Smith provided the Budget Report for the Appraisers Board Account (\$954,921.74) for  
80 review by the Board. The National Registry Account (\$187,707.08) was also presented to the  
81 Board for review, this account is allocated to pay the National Registry fees to the Appraisal  
82 Subcommittee. These numbers are ending balances as of July 31.2021.

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84 **Appraisers Conferences**

85 A conversation ensued regarding the three Appraiser conferences that were coming up. Mrs.  
86 Smith stated that she and Mr. Knight would be attending AARO which will be held in  
87 Washington, DC on October 15-18, 2021 and that she would be attending the Appraisal Summit  
88 in Las Vegas, November 6-9, 2021. She told the Board members if they were interested in going  
89 to a conference to let her know as soon as they could.

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91 **Unfinished Business**

92 **Statute and Regulations**

93 Discussion ensued among board member and Administrator concerning changes to Regulation  
94 137.

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96 **MOTION:**

97 Mr. Casterline made the motion to adopt the proposed changes to Regulation 137. Mr. Chapman  
98 seconded the motion which carried unanimously.

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100 **ASC Grants**

101 Appraisal Subcommittee is offering grants to States. A discussion ensued. Administrator will  
102 look into the process for applying for a grant and will discuss further when she has more details.

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104 **Public Comments**

105 There were no public comment.

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108 **Adjournment**

109 Mr. Casterline made the motion to adjourn. Mr. Dodds seconded, which carried unanimously.

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112 The next Real Estate Appraisers board meeting is scheduled for December 2-3, 2021