

1 **Minutes**

2 **South Carolina Real Estate Appraisers Board**

3 **Friday, February 11, 2022 at 10:00 a.m.**

4 **Via Video/Teleconference**

5

6 **Meeting Called to Order:**

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

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

14 Staff members participating during the meeting included: Donnell Jennings, Advice Counsel;
15 Charles Gwynne, Office of Disciplinary Counsel; Malcolm Burton, Office of Investigations; Doc
16 Smith, Office of Investigations; Laura Smith, Administrator.

17 The following members of the public were present: Austin Smallwood, SC Realtors; Barry
18 Phillips, SCPAC; Dale Bailey, SCPAC and Scott DiBiasio, Appraisal Institute; John Jeffrey
19 Taylor, appraiser applicant.

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

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

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24 **Approval of Agenda**

25 **MOTION:**

26 Mr. Casterline made the motion to approve the agenda. Mr. Dodds seconded the motion, which
27 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 120 corrected for date. Mike
33 Dodds seconded the motion, which carried unanimously.

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35 **Chairman's Remarks**

36 Mr. Knight stated his appreciation for those in attendance and stated Mrs. Smith would be
37 updating the Board on legislative status later in the meeting. We will continue on with the
38 application hearing.

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40 **Application Hearing**

41 Testimony given in regard to reinstating a Certified General license for John Jeffrey Taylor.

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43 **MOTION:**

44 Motion to reinstate Mr. Taylor's Certified General license was made by Mr. Donato. Mr.
45 Casterline seconded the motion, which carried unanimously.

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47 **Approval of the Investigative Review Committee (IRC) Report- Malcolm Burton**

48 The IRC report dated January 28, 2022 presented for approval. Discussion ensued.

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50 **DISMISSALS**

Case #	Investigator	Initial Complaint Allegations	IRC Logic
2021-15	Mac Burton	Value Dispute based on comparable sales selection	Dismissal – Report meets minimum USPAP requirements.
2021-23	Mac Burton	Value Dispute based on improper comps and incorrect description of subject's view from the condo.	Dismissal – Report meets minimum USPAP requirements
2021-31	Mac Burton	Complainant alleges Respondent's three companies are operating as AMC's without being licensed in South Carolina, each with less than the required number requiring licensure but in the aggregate exceed 50 appraisers in several states.	Dismissal – No violation

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CEASE AND DESIST

Case #	Investigator	Initial Complaint Allegations	IRC Logic
2021-24	Mac Burton	RE agent advertising get value of home	Dismissal Cease & Desist

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LETTERS OF CAUTION

Case #	Investigator	Initial Complaint Allegations	IRC Logic
2021-13	Mac Burton	Value dispute. Numerous errors with physical description, site size, report assistance without being mentioned in report, adjustments not supported.	Letter of Caution – Be mindful that assistance with any licensed appraiser, providing appraisal assistance to a report, must sign the report or be listed in the report as assisting and the type of assistance given (Standard 2-2(a)(ix)). Further, support should be stated in the report as to your analyses, opinions and conclusions in your appraisal report (Standard 2-2(a)(x)(5)).
2021-14	Mac Burton	House miss-measured. Value dispute based on size of home. Comparable sales not good, others available but were not listed in her statement.	Letter of Caution – Be mindful to carefully review reports for accuracy. Specifically that zoning is listed correctly and discussed with a summary of H&B use given (Standard 2-2(a)(iv)).
2021-17	Mac Burton	Disciplined by Delaware Appraisers Board for failing CE random audit for license renewal.	Letter of Caution – Resolution guidelines.
2021-18	Mac Burton	Value dispute – house miss-measured, incorrect value of solar panel and used invalid comparable sales.	Letter of Caution – Be mindful to summarize information analyzed and the reasoning that supports the analyses, opinion, and conclusions (Standard 2-2(a)(x)(5)).

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MOTION:

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

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OIE APPRAISERS BOARD CASE REPORT – Malcolm Burton

OIE Status Report as of February 11, 2022

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Total Complaints Received 1/1/2021-12/31/2021	77
Active Investigations (Average Age 168 days)	26
Closed	12

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Total Complaints Received 1/1/2022-2/1/2022	4
Active Investigations (Average Age 6 days)	2
Closed	0

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65 Office of Disciplinary Counsel (ODC) Update – Charles Gwynne

66 ODC Case Load Statistics as of January 27, 2022

Board	Open Cases	Pending Hearings & Agreements	Pending Closure	Closed	Appeals
Appraisers	1	1	0	3	0
			*Closed since 1/1/22	3	
			*Closed since last report	3	

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68 Administrators Remarks - Laura Smith

69 Licensure Update

70 SC REAL ESTATE APPRAISERS BOARD NUMBER OF CREDENTIALS

71 AS OF February 8, 2022

	ACTIVE	INACTIVE	TOTAL
Apprentice	282	0	282
Licensed	138	16	154
Certified Residential	1032	45	1077
Certified General	1059	27	1086
Licensed Mass	49	0	49
Certified Residential Mass	75	2	77
Certified General Mass	28	2	30
Total	2663	92	2755

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73 AMC Active 145 AMC Inactive 18 AMC Lapsed 14

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75 **TEMPORARY PERMITS**

ISSUED IN 2021	ISSUED IN 2022
202	21

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78 **Budget Update**

79 Mrs. Smith provided the Budget Report for the Appraisers Board account (\$997, 197.34) for
80 review by the Board. The National Registry account (\$84,187.08) 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 December 31, 2021.

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84 **Appraiser Conferences**

85 Mrs. Smith presented information concerning the upcoming ACTS and AARO Conferences.
86 Discussion ensued.

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88 **MOTION:**

89 Mr. Casterline made the motion for the board to approve 5 board members and the Administrator
90 to attend the ACTS Conference in Charleston, April 9-12, 2022. Mr. Chapman seconded the
91 motion, which carried unanimously.

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93 **MOTION:**

94 Mr. Casterline made the motion for the board to approve 2 board members and the
95 Administrator to attend the AARO Conference in San Antonio, May 13-15, 2022. Mr. Chapman
96 seconded the motion, which carried unanimously.

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98 **Unfinished Business**

99 **Statute and Regulations**

100 Update was given concerning the proposed changes to the statute and regulations. The new
101 legislative session began in January. The Appraiser's bill H.3255, was approved by the House in
102 2021 and made it to the Senate floor. The bill is currently being held for committee, by the
103 Senate, to discuss an amendment added that pertains to the Real Estate Commission practice act.

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106 **ASC Report**

107 Mrs. Smith shared the findings of the Appraisal Subcommittee offsite review of the Appraiser
108 and AMC programs with the board. Although there is no rating change with this review, the
109 ASC policy managers shared a few items of concern with the programs. Discussion ensued.

110

111 **ASC Grants**

112 Mrs. Smith stated she is still reviewing what is needed for this board to apply for a grant with the
113 Appraisal Subcommittee. A discussion ensued. Administrator will continue to look into the
114 process for applying for a grant and will discuss further when she has more details.

115

116 **New Business**

117 **Fannie Mae**

118 Mrs. Smith shared information with the board of changes and upcoming changes being made by
119 Fannie Mae in their requirements for appraisers. Discussion ensued.

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121 **Public Comments**

122 No public comments.

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124 **Adjournment**

125 Mr. Casterline made the motion to adjourn. Mr. Chapman seconded, which carried unanimously.

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128 The next Real Estate Appraisers board meeting is scheduled for May 5, 2022.