

1 **Minutes**

2 **South Carolina Real Estate Appraisers Board**

3 **Wednesday, May 31, 2023, 10:00 a.m.**

4 **Via WebEx**

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 10:00 a.m. Other board members present for the meeting included: Chris Barczak, Chris
9 Donato, Mark Chapman and Mike Dodds.

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, Kingstree 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 Wick Stuart, Office of Advice Counsel;
15 Marcie Greene, Office of Advice Counsel; Donnell Jennings, Office of Investigations and
16 Enforcement (OIE); James Kemfort, Chief Investigator; Cindy Bagwell, Investigator; Erin
17 Baldwin, Office of Disciplinary Counsel; Laura Smith, Administrator; and Cory Griffin,
18 Administrative Assistant.

19 The following members of the public were present: Scott DiBiasio, Appraisal Institute; Paul
20 Ryll, Oscar Mike Appraisal Group, Greenville; Wes Hasting, SCPAC; Malinda Griffin,
21 Appraiser, Greenville; Barry Phillips, Appraiser, Greenville; Matthew Goins, SC Realtors; Tom
22 Lewis, Appraisal Subcommittee; Kristi Klamet Appraisal Subcommittee.

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

25 The board members, LLR staff and all others in attendance were introduced by Laura Smith.

26

27 **Approval of Agenda**

28 **MOTION:**

29 Mr. Chapman made the motion to approve the agenda. Mr. Dodds seconded the motion, which
30 carried unanimously.

31 **Approval of the Minutes from Board Meeting**

32 **MOTION:**

33 Mr. Dodds made the motion to approve the minutes from the February 16, 2023 board meeting.
34 Mr. Barczak seconded the motion, which carried unanimously.

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36 **Chairman's Remarks**

37 Mr. Knight thanked all of the board members and public members for attending this meeting.

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39 **Approval of the Investigative Review Committee (IRC) Report- James Kemfort**

40 The IRC report dated April 24, 2023 was presented for approval. Discussion ensued.

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42 **DISMISSALS**

Case #	Investigator	Initial Complaint Allegations	IRC Logic
2022-45	Mac Burton	Property location near active gun range. Physical condition description does not acknowledge poor condition of roof, missing shingles, 25 years old (original roofing), and other interior physical characteristics, not accurately described.	Dismissal- Insufficient evidence

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45 **FORMAL COMPLAINTS**

Case #	Investigator	Initial Complaint Allegations	IRC Logic
2022-47	Mac Burton	Complainant alleges the appraiser, before beginning the appraisal inspection, stated that the MHG should be around \$200,000. Report value is \$82,000. Complainant sent listings of MHG's in the \$150K - \$200K range but no sales. Also wants refund for the amount paid for the appraisal.	Formal Complaint

2023-3	Mac Burton	This a Fannie Mae Loan Quality Center complaint concerning the following issues with Respondent's report: (1) inappropriate comparable sales selection due to location, (2) use of physically dissimilar comparable sales due to age. Fannie Mae leaves investigation action to the discretion of LLR and does not want to be notified.	Formal Complaint
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LETTERS OF CAUTION

Case #	Investigator	Initial Complaint Allegations	IRC Logic
2022-44	Mac Burton	Value Dispute, sales used are older and not same quality, didn't use better sales located in same subdivision, upgrades not itemized, submitted three sales to Respondent through the lender (correct procedure) but all were rejected. Possible racial bias.	Letter of Caution – Be mindful to maintain a complete work file and proper summarization of analysis.

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MOTION:

51 Mr. Dodds made the motion to accept the IRC recommendations for formal complaints, letters of
52 caution and dismissals. Mr. Barczak seconded the motion, which carried unanimously.

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OIE APPRAISERS BOARD CASE REPORT – James Kemfort

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OIE Status Report as of May 31, 2023

Total Complaints Received 1/1/2023-5/31/2023	30
Active Investigations (Average Age - 96)	10
Closed	0

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59 **Office of Disciplinary Counsel (ODC) Update – Erin Baldwin**

60 **ODC Case Load Statistics as of May 22, 2023**

Board	Open Cases	Pending Hearings & Agreements	Pending Closure	Closed	Appeals
Appraisers	3	0	0	1	0
			*Closed since last report: (2/13/23)	0	
			*Closed since 1/1/23	1	

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62 **Administrators Remarks - Laura Smith**

63 **Licensure Update**

64 **SC REAL ESTATE APPRAISERS BOARD NUMBER OF CREDENTIALS**

65 **AS OF May 19, 2023**

	ACTIVE	INACTIVE	ACTIVE IN RENEWAL	TOTAL
Apprentice	282	0	53	335
Licensed	146	12	19	177
Certified Residential	1049	46	90	1185
Certified General	1070	30	91	1191
Licensed Mass	52	0	6	58
Certified Residential Mass	70	3	9	82
Certified General Mass	28	2	6	36
Total	2697	93	274	3064

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67 **AMC Active 145 AMC Inactive 16 AMC Lapsed 14**

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69 **TEMPORARY PERMITS**

ISSUED IN 2022	ISSUED IN 2023
185	66

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71 **Budget Update**

72 Mrs. Smith provided the Budget Report for the Appraisers Board Account (\$1,285,433.51) for
73 review by the Board. The National Registry Account (\$116,167.08) was also presented to the
74 Board for review. This account is allocated to pay the National Registry fees to the Appraisal
75 Subcommittee. These numbers are ending balances as of April 30, 2023.

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77 **Appraiser Conferences**

78 Mrs. Smith discussed the upcoming conferences for the remainder of the 2023 year. Valuation
79 Expo will be held in Las Vegas on August 6-9, 2023. Mrs. Smith indicated that she is unable to
80 attend this conference.

81 **MOTION:**

82 Mr. Dodds made the motion for the board to approve two board members to attend the Valuation
83 Expo conference. Mr. Chapman seconded the motion, which carried unanimously.

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85 The Appraisal Summit will be held in Las Vegas on September 16-19, 2023.

86 **MOTION:**

87 Mr. Barczak made the motion for the board to approve the administrator and two board members
88 to attend the Appraisal Summit conference. Mr. Dodds seconded the motion, which carried
89 unanimously.

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91 The AARO conference will be held in Salt Lake City, Utah on October 6-9, 2023.

92 **MOTION:**

93 Mr. Dodds made the motion for the board to approve the administrator and two board members
94 to attend the AARO conference. Mr. Barczak seconded the motion, which carried unanimously.

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96 **Unfinished Business**

97 **Legislative Update** – Mr. Knight and Mrs. Smith shared with the board that no legislative action
98 took place with the proposed statute submitted at the beginning of 2023. The bill will roll to the
99 next legislative session, which will begin January 2024.

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101 **ASC Grant Update** – Mr. Stewart stated he had received grant information from the Appraisal
102 Subcommittee and staff would continue to work on the process applying for a grant. Grant
103 applications to be accepted around the first quarter of 2024.

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105 **AQB/USPAP Update** – Mrs. Smith discussed the proposed changes to the AQB criteria, once
106 approved by the AQB, would be effective the first of 2024. Mrs. Smith further indicated that the
107 first PAREA program, was approved by the AQB. Mr. Scott DiBiasio, with the Appraisal
108 Institute, provided further information indicating the first classes should begin around September
109 2023.

110 The new USPAP (2024-25 update) will be out around October this year and effective January 1,
111 2024. The board will approve the updated USPAP manual at the November 2023 board meeting.

112

113 **New Business**

114 **Board Elections** - Mr. Knight asked the board if there were any nominations for the position of
115 Chairman of the Appraisers Board.

116 **MOTION:**

117 Mr. Dodds made the motion to nominate Mr. Knight to continue as Chairman for the Appraisers
118 Board. Mr. Barczak seconded the motion, which carried unanimously.

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120 Mr. Knight asked the board if there were any nominations for the new vice-chairman of the
121 Appraisers Board.

122 **MOTION:**

123 Mr. Dodds made the motion to nominate Mr. Donato to continue as Vice-Chairman of the
124 Appraisers Board. Mr. Barczak seconded the motion, which carried unanimously.

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126 **Executive Session** – None needed.

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128 **Public Comments** – None.

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130 **Adjournment**

131 Mr. Chapman made the motion to adjourn. Mr. Dodds seconded, which carried unanimously.

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133 The next Real Estate Appraisers Board meeting is scheduled for August 17, 2023.