

1 **Minutes**

2 **South Carolina Real Estate Appraisers Board**

3 **Thursday, August 17, 2023, 10:00 a.m.**

4 **Via WebEx**

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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 10:15 a.m. Other board members present for the meeting included: Chris Barczak, Chris
10 Donato, Mark Chapman and Mike Dodds.

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, Kingtree 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 Marcie Greene, Office of Advice
16 Counsel; Donnell Jennings, Office of Investigations and Enforcement (OIE); Charles Turkal,
17 (OIE); Cindy Bagwell, (OIE); Wattie Wharton, (OIE); Erin Baldwin, Office of Disciplinary
18 Counsel; Holly Beeson, Communications and Governmental Affairs; Laura Smith,
19 Administrator; Otis Richardson, Administrative Assistant, Cory Griffin, Administrative
20 Assistant.

21 The following members of the public were present: Scott DiBiasio, Appraisal Institute; Paul
22 Ryll, Oscar Mike Appraisal Group, Greenville; Wes Hasting, SCPAC; Malinda Griffin,
23 Appraiser, Greenville; Barry Phillips, Appraiser, Greenville; Jamie Floyd, Assessing Officers,
24 Florence; Jeff Thordahl, Lobbyist/ REVAA; Mark Schiffman, REVAA; Annie Wilson, Lobbyist,
25 Capital Consultants.

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

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

31 **Approval of Agenda**

32 **MOTION:**

33 Mr. Donato made the motion to approve the agenda. Mr. Dodds seconded the motion, which
34 carried unanimously.

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

37 **MOTION:**

38 Mr. Chapman made the motion to approve the minutes from the May 31, 2023 board meeting.
39 Mr. Donato seconded the motion, which carried unanimously.

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41 **Chairman's Remarks**

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

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44 **Approval of the Investigative Review Committee (IRC) Report- Wattie Wharton**

45 The IRC report dated August 17, 2023 was presented for approval. Discussion ensued.

46

47 **DISMISSALS**

| Case # | Investigator | Initial Complaint Allegations | IRC Logic |
|---------|---------------|---|----------------------------------|
| 2022-52 | Cindy Bagwell | Appraiser's report has a sale that is allegedly not the same quality as the subject and he would not change it. | Dismissal- Insufficient evidence |
| 2022-61 | Cindy Bagwell | Inadequate comparable Adjustments, Use of dissimilar comparable sales- Fannie Mae complaint | Dismiss- No Violation |
| 2023-9 | Cindy Bagwell | Value dispute based on Identification of the property as a duplex, rather than SFR and use of Sales outside the neighborhood. | Dismiss- No Violation |

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50 **MOTION:**

51 Mr. Donato made the motion to accept the IRC recommendations for dismissal. Mr. Dodds
52 seconded the motion, which carried unanimously.

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54 **OIE APPRAISERS BOARD CASE REPORT – Wattie Wharton**

55 **OIE Status Report as of August 15, 2023:**

| | |
|--|-----------|
| Total Complaints Received 1/1/2023-8/7/2023 | 35 |
| Active Investigations (Average Age - 96) | 12 |
| Closed | 0 |

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| | |
|--|-----------|
| Total Complaints Received 1/1/2022-12/31/2022 | 75 |
| Active Investigations (Average Age - 96) | 2 |
| Closed | 28 |

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

60 **ODC Case Load Statistics as of August 15, 2023:**

| Board | Open Cases | Pending Hearings & Agreements | Pending Closure | Closed | Appeals |
|------------|------------|-------------------------------|--------------------------------------|--------|---------|
| Appraisers | 4 | 4 | 0 | 1 | 0 |
| | | | *Closed since last report: (5/22/23) | 1 | |
| | | | *Closed since 1/1/23 | 2 | |

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63 **Administrators Remarks - Laura Smith**

64 **Licensure Update**

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

67 **AS OF AUGUST 15, 2023**

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| | ACTIVE | INACTIVE | TOTAL |
|-----------------------------------|---------------|-----------------|--------------|
| Apprentice | 275 | 0 | 275 |
| Licensed | 154 | 12 | 166 |
| Certified Residential | 1068 | 45 | 1113 |
| Certified General | 1086 | 31 | 1117 |
| Licensed Mass | 55 | 0 | 55 |
| Certified Residential Mass | 70 | 3 | 73 |
| Certified General Mass | 30 | 2 | 32 |
| Total | 2738 | 93 | 2831 |

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

71 **TEMPORARY PERMITS**

| ISSUED IN 2022 | ISSUED IN 2023 |
|-----------------------|-----------------------|
| 185 | 93 |

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74 **Budget Update**

75 Mrs. Smith provided the Budget Report for the Appraisers Board Account (\$1,286,379.23) for
76 review by the Board. The National Registry Account (\$132,142.08) was also presented to the
77 Board for review. This account is allocated to pay the National Registry fees to the Appraisal
78 Subcommittee. These numbers are ending balances as of June 30, 2023.

79

80 **Appraiser Conferences**

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

84 **MOTION:**

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

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

88 **MOTION:**

89 Mr. Dodds made the motion for the board to approve the administrator and two board members
90 to attend The Appraisal Summit. Mr. Donato seconded the motion, which carried unanimously.

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92 The AARO conference will be held in Salt Lake City, Utah on October 6-9, 2023. Mrs. Smith
93 notified the board of required approval for the conference.

94 **MOTION:**

95 Mr. Dodds made the motion for the board to approve the administrator, investigator, and one
96 board member to attend the AARO conference. Mr. Donato seconded the motion, which carried
97 unanimously.

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99 **Unfinished Business**

100 **AQB/USPAP Update** – Mrs. Smith discussed the proposed changes to the AQB criteria, once
101 approved by the AQB, would be effective the first of 2026. Mrs. Smith further indicated that the
102 first PAREA program, was approved by the AQB. Mr. Scott DiBiasio, with the Appraisal
103 Institute, provided further information indicating the first classes should begin in September
104 2023.

105 The new USPAP (2024-25 update) will be out around October this year and effective January 1,
106 2024. The board will approve the updated USPAP manual at the November 2023 board meeting.

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108 **ASC Update** - Mrs. Smith shared with the board the ASC audit that was completed the first
109 week of August. This was the first in-person audit of the Appraiser and AMC programs since
110 2019. An off-site audit was completed in 2021 due to Covid restrictions that were still in place.
111 Discussion ensued concerning some findings in the ASC audit.

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113 **MOTION:**

114 Mr. Chapman made a motion to delegate authority to the administrator to place AMCs on
115 inactive status, due to nonpayment of national registry fees annually even if the registration is
116 still active for SC registration. Mr. Donato seconded the motion, which carried unanimously.

117 **MOTION:**

118 Mr. Chapman made a motion to approve the approval of license reinstatements of lapsed licenses
119 by the administrator, that do not have criminal or disciplinary issues. Mr. Dodds seconded the
120 motion, which carried unanimously.

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

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126 **Discussion of Board Member Appointments-** The board discussed the open positions on the
127 board.

128 **MOTION:**

129 Mr. Dodds made a motion to go in executive session to discuss board member appointment
130 matters. Mr. Donato seconded the motion, which carried unanimously.

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132 **MOTION:**

133 Mr. Dodds made a motion to return from executive session. Mr. Donato seconded the motion,
134 which carried unanimously.

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136 **New Business**

137 The board discussed statute changes/updates. Mrs. Smith supplied the board with two versions
138 of the bill, one with minimum federal updates and one with the complete revisions to include the
139 federal changes along with the revisions approved previously by the board from task force
140 meetings. Discussion ensued.

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142 **MOTION:**

143 Mr. Chapman made a motion to move forward with a bill of the complete revision of statute. Mr.
144 Donato seconded the motion, which carried unanimously.

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146 **Public Comments** – None.

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148 **Adjournment**

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

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151 The next Real Estate Appraisers Board meeting is scheduled for November 16, 2023.