

1 **Minutes**

2 **South Carolina Real Estate Appraisers Board**

3 **February 15, 2024, 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 10:01 a.m. Other board members present for the meeting included: Chris Barczak, Mark
10 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 (OAC) Counsel; Cindy Bagwell, (OIE); Wattie Wharton, (OIE); Erin Baldwin, Office of
17 Disciplinary Counsel (ODC); Laura Smith, Board Executive; Otis Richardson, Administrative
18 Assistant, Cory Griffin, Administrative Assistant.

19 The following members of the public were present: Malinda Griffin, Appraiser/Simpsonville;
20 Barry Phillips, Appraiser/Greenville; Paul Ryll, Appraiser/Greenville; Ki Thompson,
21 Appraiser/Myrtle Beach; and Damian Burriss

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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.
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30 **Approval of Excused Absences**

31 **MOTION:**

32 Mr. Dodds made a motion to excuse Mr. Donato's absence. The motion was seconded by Mr.
33 Chapman, which carried unanimously.

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35 **Approval of Agenda**

36 **MOTION:**

37 Mr. Chapman made a motion to approve the agenda. The motion was seconded by Mr. Dodds,
38 which carried unanimously.

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

41 **MOTION:**

42 Mr. Dodds made the motion to approve the minutes from the November 16, 2023 board meeting.
43 Mr. Chapman seconded the motion, which carried unanimously.

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45 **Chairman's Remarks**

46 Mr. Knight discussed possible upcoming board member changes and recognized those attending
47 this meeting who were approved by the Governor and are currently waiting for Senate
48 confirmation to become official members of this board. Mr. Knight indicated the new appointees
49 would be replacing Chris Donato, Mike Dodds and himself as appraiser members of the board
50 and the real estate seat would finally be filled after a 5-year vacancy.

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

53 The IRC report dated January 31, 2024 was presented for approval.

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DISMISSALS

Case #	Investigator	Initial Complaint Allegations	IRC Logic
2023-5	Cindy Bagwell	Complainant alleges the appraisal report's comparable sales are not suitable due to their location. Lot values are significantly higher in the subject's S/D than the comparables. Complainant is a SC certified appraiser.	No Violation found during the course of the investigation
2023-6	Cindy Bagwell	Complainant alleges the appraisal report's comparable sales are not suitable due to their location. Lot values are significantly higher in the subject's S/D than the comparables. Complainant is a SC certified appraiser. Companion with Case#2023-5	No Violation found during the course of the investigation
2023-15	Cindy Bagwell	Complainant alleges-the following issues were identified: Inadequate Comparable Adjustments, Use of Dissimilar Comparable Sale(s) Due to Site Characteristics	Needs further investigating, No Violation against State Statue

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FORMAL COMPLAINTS

Case #	Investigator	Initial Complaint Allegations	IRC Logic
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NONE

69 LETTERS OF CAUTION
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Case #	Investigator	Initial Complaint Allegations	IRC Logic
2022-56	Cindy Bagwell	Notice from Appraisal Subcommittee (National Registry) Respondent disciplined in another state, Official Reprimand and additional education by another Appraisal Board.	Respondent was disciplined in another state
2023-39	Cindy Bagwell	Notice received from Appraisal Subcommittee (National Registry) that The Respondent was disciplined by the Appraisers Board located in a different state on 07/06/2023.	Respondent disciplined in another state
2023-60	Cindy Bagwell	On or about 11/18/2023 Respondent was sanctioned by another State Appraisers Board.	Appraiser was disciplined in another State

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74 **MOTION:**

75 Mr. Dodds made a motion to accept the IRC report. Mr. Chapman seconded, which carried
76 unanimously.

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

79 The OIE Status Report as of February 9, 2024 was submitted as information.

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

84 **ODC Case Load Statistics as of February 1, 2024**

85 The ODC report was submitted as information.

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87 **Board Executive Remarks - Laura Smith**

88 **Licensure Update**

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

90 **AS OF FEBRUARY 12, 2024**

	ACTIVE	INACTIVE	ACTIVE IN RENEWAL	TOTAL
Apprentice	278	0	0	278
Licensed	153	12	0	170
Certified Residential	1083	45	0	1140
Certified General	1106	31	0	1165
Licensed Mass	59	0	0	60
Certified Residential Mass	70	3		74
Certified General Mass	30	2	0	31
Total	2781	93	0	2918

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92 **AMC Active 134 AMC Inactive 31**

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94 **TEMPORARY PERMITS**

ISSUED IN 2023	ISSUED IN 2024
145	19

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97 **Budget Update**

98 Mrs. Smith provided the Budget Report for the Appraisers Board Account (\$1,116,091.47) for
99 review by the Board. The National Registry Account (\$87,552.08) was also presented to the
100 Board for review. This account is allocated to pay the National Registry fees to the Appraisal
101 Subcommittee. These numbers are ending balances as of December 31, 2023.

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103 **Appraiser Conferences**

104 The Board discussed the upcoming spring conferences. The SCPAC conference was February 9-
105 10 and Laura Smith attended and presented an update to the board. The ACTS Conference in
106 Colorado Springs, CO is scheduled for April 20-23 and attendees were approved at the last board
107 meeting. The AARO Conference in Nashville, TN is scheduled for May 3-5 and the board will
108 need to approve attendance for this conference. The board waited to approve this conference
109 from the last meeting in hopes new board members would be appointed before the February
110 meeting.

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112 **MOTION:**

113 Mr. Chapman made a motion to approve the administrator, the investigator and 2 board members
114 to attend the AARO Spring Conference in Nashville. Mr. Dodds seconded the motion, which
115 carried unanimously.

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117 **Unfinished Business**

118 **ASC Update** – Mrs. Smith shared with the board that staff had received the final results of the
119 Appraisers and AMC audits by the ASC. Both programs received a “Good” rating. Discussion
120 ensued.

121 **Legislative Update** – Appraiser’s statute has been approved by the House and has crossed-over
122 to the Senate for approval. Staff is waiting to hear when the Senate Sub-Committee will meet to
123 approve this bill. The House approved the complete revision of the Appraisers/AMC statute and
124 added an amendment to require criminal background checks on appraisers for licensing.
125 Discussion ensued.

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127 **New Business** – None.

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129 **Public Comments** – Ms. Griffin spoke on possible grants for the board from the Appraisal
130 Subcommittee. Damian Burris spoke on board appointments.

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134 **Adjournment**

135 Mr. Dodds made the motion to adjourn. Mr. Chapman seconded, which carried unanimously.
136 10:55a.m.

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138 The next Real Estate Appraisers Board meeting is scheduled for May 16, 2024.