

1 **Minutes**

2 **South Carolina Real Estate Appraisers Board**

3 **May 23, 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 10:06 a.m. Other board members present for the meeting included: Chris Donato, 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 Kyle Tennis, Office of Advice Counsel
16 (OAC); Carolyn Sutherland (OAC); Cindy Bagwell, Office of Investigation and Enforcement
17 (OIE); Wattie Wharton (OIE); Erin Baldwin, Office of Disciplinary Counsel (ODC); Laura
18 Smith, Board Executive; Otis Richardson, Administrative Assistant, Cory Griffin,
19 Administrative Coordinator.

20 The following members of the public were present: Jody Bishop, Damian Burris, Ki Thompson,
21 Barry Phillips, Malinda Griffin, and Paul Ryll.

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

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

25
26 **Approval of Excused Absences**

27 **MOTION:**

28 Mr. Donato made a motion to approve Chris Barczak's absence. The motion was seconded by
29 Mr. Chapman, which carried unanimously.

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31 **Approval of Agenda**

32 **MOTION:**

33 Mr. Chapman made a motion to approve the agenda. The motion was seconded by Mr. Dodds,
34 which 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 February 15, 2024 board
39 meeting. Mr. Dodds seconded the motion, which carried unanimously.

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41 **Chairman's Remarks**

42 Mr. Knight discussed possible upcoming board member changes and recognized those attending
43 this meeting who were approved by the Governor and are currently waiting for Senate
44 confirmation to become official members of this board.

45

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

47 The IRC report dated May 15, 2024 was presented for approval.

48 **MOTION:**

49 Mr. Donato made a motion to approve four letters of caution. Mr. Dodds seconded the motion,
50 which carried unanimously.

51 **MOTION:**

52 Mr. Donato made a motion to approve two formal complaints. Mr. Dodds seconded the motion,
53 which carried unanimously.

54 **MOTION:**

55 Mr. Chapman made a motion to approve two dismissals, excluding case 2023-54. Mr. Dodds
56 seconded the motion, which carried unanimously.

57

58 **MOTION:**

59 Mr. Chapman made a motion to have a meeting to discuss the investigation process concerning
60 biased complaints. The motion was seconded by Mr. Dodds, which carried unanimously.

61

62 **OIE Appraisers Board Case Report – Wattie Wharton**

63 The OIE Status Report as of May 23, 2024 was submitted as information.

64

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

66 **ODC Case Load Statistics as of May 9, 2024**

67 The ODC report was submitted as information.

68

69 **Board Executive Remarks - Laura Smith**

70 **Licensure Update**

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

72 **AS OF May 21, 2024**

	ACTIVE	INACTIVE	ACTIVE IN RENEWAL	TOTAL
Apprentice	31	0	259	278
Licensed	35	2	133	170
Certified Residential	314	19	814	1140
Certified General	364	11	805	1165
Licensed Mass	11	1	48	60
Certified Residential Mass	15	0	62	74
Certified General Mass	8	0	25	31
Total	778	33	2146	2957

73

74 **AMC Active 135 AMC Inactive 32**

75 **TEMPORARY PERMITS**

ISSUED IN 2023	ISSUED IN 2024
145	65

76

77 Mrs. Smith provided the current licensee numbers as information to the Board. She informed the
78 Board the column “active in renewal” indicates the appraisers that have not yet renewed. These
79 licensees are still active until June 30th, but if they do not renew the license by June 30th it will
80 lapse effective July 1, 2024.

81

82 **Budget Update**

83 Mrs. Smith provided the budget report for the Appraisers Board licensing account
84 (\$1,095,118.89) for review by the Board. The National Registry account (\$126,047.08) was also
85 presented to the Board for review. This account is allocated to pay the National Registry fees to
86 the Appraisal Subcommittee. These numbers are ending balances as of April 30, 2024.

87

88 **Board Member Update**

89 Mrs. Smith reported that as of today’s date, staff has not received confirmation letters for the
90 pending new board members. Once these letters are received by our agency, we can proceed
91 with installing the new board members. Hopefully this will be at the August meeting.

92

93 **Conference/Travel Update**

94 Mrs. Smith shared information from the ACTS Conference, which she attended in Colorado
95 Springs, CO, April 20-23 and from the AARO Conference she attended in Nashville, TN, May
96 3-5. Mrs. Smith presented the dates for the upcoming conferences, which the board will need to
97 vote for attendance approval. These conference include, Valuation Expo, August 19-21, 2024 in
98 Las Vegas; Appraisal Summit, September 14-17, 2024 in Las Vegas; and AARO, October 28-30,
99 2024 in Boston.

100

101 **MOTION:**

102 Mr. Chapman made a motion to approve the Board Executive and 2 board members to attend
103 Valuation Expo in Las Vegas. Mr. Dodds seconded the motion, which carried unanimously.

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105 **MOTION:**

106 Mr. Chapman made a motion to approve the Board Executive and 2 board members to attend the
107 Appraisal Summit in Las Vegas. Mr. Donato seconded the motion, which carried unanimously.

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109 **MOTION:**

110 Mr. Chapman made a motion to approve the Board Executive, 2 board members, 1 investigator,
111 Advice Counsel, and Disciplinary Counsel to attend the AARO conference in October 2024. The
112 motion was seconded by Mr. Dodds, which carried unanimously.

113

114 **Unfinished Business**

115 **ASC Grant Update** – Mrs. Smith will work with Erin Baldwin and Meredith Butler concerning
116 the ASC grant.

117

118 **Legislative Update** –The House approved the complete revision of the Appraisers/AMC statute
119 and added an amendment to require criminal background checks on appraisers for initial
120 licensing. The statute was approved by the Senate and signed by the Governor on May 21st.
121 Discussion ensued.

122

123 **New Business** – None.

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125 **Public Comments** – None

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128 **Adjournment**

129 Mr. Chapman made the motion to adjourn. Mr. Dodds seconded, which carried unanimously.
130 11:00a.m.

131

132 The next Real Estate Appraisers Board meeting is scheduled for August 15, 2024.