

1 **Minutes**

2 **South Carolina Real Estate Appraisers Board**

3 **August 28, 2024, 10:00 a.m. -Upstate Conference Room**

4 **110 Centerview Drive, Kingtree Building, Columbia, SC 29210**

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6
7 **Meeting Called to Order:**

8 Jake Knight, Chairman, called the meeting of the South Carolina Real Estate Appraisers Board to
9 order at 10:10 a.m. Other board members present for the meeting included: Mark Chapman, Jody
10 Bishop, Ki Thompson, Carlton Segars and Damian Burris.

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 Carolyn Sutherland, Office of Advice
16 Counsel (OAC); Cindy Bagwell, Office of Investigation and Enforcement (OIE); Wattie
17 Wharton (OIE); Erin Baldwin, Office of Disciplinary Counsel (ODC); Rowland Alston, (ODC);
18 Laura Smith, Board Executive; Otis Richardson, Administrative Assistant; Cory Griffin,
19 Administrative Coordinator; Chris Barczak, Appraiser-Columbia; Mike Dodds, Appraiser-
20 Columbia; Paul Ryll, Appraiser-Greenville; Linda Nelson-Appraiser-Charlotte; Malinda Griffin,
21 Appraiser-Simpsonville; Barry Phillips, Appraiser-Greenville; Catey Lechner, Capitol
22 Consultants. Melissa Bond, Appraiser-Mississippi and Scott DiBiasio, Appraisal Institute
23 attended by WebEx.

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

26 The board members, LLR staff and all others in attendance were introduced.

27
28 **Approval of Excused Absences**

29 All present

30

31

32 **Approval of Agenda**

33 **MOTION:**

34 Mr. Bishop made a motion to approve the agenda. The motion was seconded by Mr. Segars,
35 which carried unanimously.

36

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

38 **MOTION:**

39 Mr. Chapman made the motion to approve the minutes from the June 14, 2024 board meeting.
40 Mr. Bishop seconded the motion, which carried unanimously.

41

42 **Chairman's Remarks**

43 Mr. Knight thanked everyone for attending the meeting, and introduced the new board members.
44 Mr. Knight recognized the board members being replaced with a plaque of appreciation. Mike
45 Dodds, appraiser member from Columbia, served on the board for 12 years. Chris Barczak,
46 appraiser member from Columbia, served on the board for 10 years. Chris Donato, appraiser
47 member from Charleston, served on the board for 12 years. Mr. Donato was unable to attend, so
48 the plaque was presented to Mr. Bishop who works in the same office as Mr. Donato.

49

50 **Board Reports**

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

52 The IRC report dated August 28, 2024 was presented for approval.

53 **MOTION:**

54 Mr. Chapman made a motion to approve the recommendations in the IRC report. Mr. Segars
55 seconded the motion, which carried unanimously.

56

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

58 The OIE Status Report as of August 28, 2024 was submitted as information.

59

60 **ODC Case Load Statistics as of August 15, 2024**

61 The ODC report was submitted as information.

62

63 **Board Executive Remarks - Laura Smith**

64 **Licensure Update**

65

FEBRUARY 12,2024

AUGUST 23, 2024

	ACTIVE	INACTIVE	ACTIVE	INACTIVE
Apprentice	278	0	166	0
Licensed	158	12	144	11
Certified Residential	1095	45	984	52
Certified General	1134	31	1008	30
Licensed Mass	60	0	47	1
Certified Residential Mass	71	3	70	1
Certified General Mass	29	2	27	3
Total	2825	93	2446	98
AMC	134	31	130	13
Temporary Permits	(2023) 145		(2024) 97	

66

67

68 **Budget Update**

69 Mrs. Smith provided the budget report for the Appraisers Board licensing account
70 (\$1,446,992.82) for review by the Board. The National Registry account (\$171,132.08) was also
71 presented to the Board for review. This account is allocated to pay the National Registry fees to
72 the Appraisal Subcommittee. These numbers are ending balances as of June 30, 2024.

73

74 **Conference/ Travel Updates**

75 Mr. Chapman updated the board on the Valuation Expo conference he attended in Las Vegas.
76 Mrs. Smith will be attending the Appraisal Summit in Las Vegas in September. The board
77 discussed the upcoming AARO conference.

78

79 **MOTION:**

80 Mr. Chapman made a motion to approve an additional four board members and one program
81 director to attend the AARO Conference. The motion was seconded by Mr. Bishop, which
82 carried unanimously.

83

84 **Unfinished Business**

85 **Legislative Update**

86 The recommended changes to the Appraiser Regulations were reviewed and discussed. Mrs.
87 Smith will forward the proposed regulations to any interested parties.

88

89 **MOTION:**

90 Mr. Segars made a motion to approve regulation changes. Mr. Bishop seconded the motion,
91 which carried unanimously.

92

93 **ASC Grant Update**

94 Meredith Butler provided the board with an update on the progress of the grant application that
95 will be filed with the Appraisal Subcommittee by September 4, 2024 deadline. Mrs. Butler
96 explained the parameters for grant applicants. SCPAC and ACAI would administer the grant
97 funds. Both organizations have expressed their interest and ability to support in developing this
98 grant.

99

100 **New Business**

101 **SC Practicum Program- presented by Linda Nelson and Melissa Bond**

102 The practicum program is a alternative path for potential appraisers in lieu of the typical
103 supervisor/trainee path for experience, which is approved by the AQB requirements.

104

105 **MOTION:**

106 Mr. Chapman made a motion to go into executive session for legal advice relating to the SC
107 Practicum Program and to include Laura Smith, Board Executive. Mr. Bishop seconded the
108 motion, which carried unanimously.

109

110 **MOTION:**

111 Mr. Chapman made a motion to exit executive session. Mr. Segars seconded the motion, which
112 carried unanimously.

113

114 **MOTION:**

115 Mr. Chapman made a motion to approve the practicum program presented by Linda Nelson. The
116 program can start once the regulations are approved through legislation. Mr. Bishop second the
117 motion, which carried unanimously.

118

119 **SC Apprentice Program- presented by Paul Ryll**

120 Mr. Ryll presented his training program in which he would supervise more than the typical three
121 apprentices. The allows more than three trainees with board approval/monitoring. SC
122 Appraisers' statute (Section 40-60-34 (C) (3)) was approved in May 2024, which allows more
123 than three apprentices with board approval/monitoring. Mr. Ryll petitioned the board to approve
124 his supervision of five additional apprentices, for a total of eight apprentices, based on his
125 extensive training module he presented.

126

127 **MOTION:**

128 Mr. Chapman made a motion to go into executive session to obtain legal advice relating to the
129 SC Apprentice Program and to include Laura Smith, Board Executive. The motion was seconded
130 by Mr. Thompson, which carried unanimously.

131

132 **MOTION:**

133 Mr. Segars made a motion to exit executive session. The motion was seconded by Mr. Chapman,
134 which carried unanimously.

135

136 **MOTION:**

137 Mr. Bishop made a motion to approve five additional apprentices, for a total of eight apprentices,
138 solely to Mr. Ryll. The motion was seconded by Mr. Burris, which carried unanimously.

139

140 **Board Officer Election**

141 Mr. Knight requested nominations from the board for Board Chairman and Vice Chairman.

142

143 **MOTION:**

144 Mr. Knight made a motion to nominate Mr. Chapman as Chairman. Mr. Bishop seconded, which
145 carried unanimously.

146

147 **MOTION:**

148 Mr. Knight made a motion to nominate Mr. Segars as Vice Chairman. Mr. Thompson seconded,
149 which carried unanimously.

150

151 **MOTION:**

152 Mr. Bishop made a motion to go into executive session for legal advice. The motion was
153 seconded by Mr. Thompson, which carried unanimously.

154

155 **MOTION:**

156 Mr. Segars made a motion to exit executive session. The motion was seconded by Mr. Chapman,
157 which carried unanimously.

158

159 **Public Comments** – None

160

161 **Adjournment**

162 Mr. Chapman made the motion to adjourn. Mr. Segars seconded, which carried unanimously.
163 The board adjourned at 1:37 p.m.

164 The next Real Estate Appraisers Board meeting is scheduled for November 14, 2024.