

1 **Minutes**

2 **South Carolina Real Estate Appraisers Board**

3 **August 21, 2025, 10:00 a.m.**

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

5 **Low Country Conference Room**

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7 **Meeting Called to Order:**

8 Chairman, Mark Chapman, called the meeting of the South Carolina Real Estate Appraisers
9 Board to order at 10:03 a.m.

10 Mr. Chapman announced that public notice of this meeting was properly posted at the South
11 Carolina Real Estate Appraisers office, Synergy Business Park, Kingtree 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 included Mary League (Advice Counsel), Shannon Davis (Office of
15 Disciplinary Counsel), Cindy Bagwell (Office of Investigations and Enforcement), Laura Smith
16 (Board Executive), Cory Griffin (Administrative Coordinator). Public members in attendance
17 included Tina Behles (Court reporter).

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

20 Board members present for the meeting included: Mark Chapman, Malinda Griffin, Jody Bishop,
21 Michael Strange, Damian Burris, and Ki Thompson.

22 The Board members, LLR staff and all others in attendance were introduced.

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24 **Approval of Excused Absences**

25 **MOTION:**

26 Mr. Bishop made a motion to approve Carlton Segars absence.

27 Ms. Griffin seconded the motion which carried unanimously.

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29 **Approval of Agenda**

30 **MOTION:**

31 Ms. Griffin made a motion to approve the agenda. The motion was seconded by Mr. Strange,
32 which carried unanimously.

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

35 **MOTION:**

36 Mr. Strange made a motion to approve the minutes from the May 21, 2025 Board meeting. Ms.
37 Griffin seconded the motion. Mr. Bishop abstained due to not having access to the minutes prior
38 to the meeting. The motion carried.

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40 **Chairman's Remarks**

41 Mr. Chapman thanked everyone for attending the meeting and for the commitment to the real
42 estate appraiser industry. Mr. Chapman emphasized the important work real estate appraisers do,
43 noting that appraisers are essential to every real estate transaction and are vital to the overall
44 health of our economy. Real estate appraisers advise people on significant financial decisions
45 that impact their lives.

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47 **Board Reports**

48 **Approval of the Investigative Review Committee (IRC) Report- Cindy Bagwell**

49 The IRC report dated August 4, 2025 was presented for approval. The IRC recommended 2
50 cases for dismissal, 4 cases for formal complaint, and 6 letters of caution.

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52 **MOTION:**

53 Mr. Bishop made a motion to approve the recommendations in the IRC report. Ms. Griffin
54 seconded the motion, which carried unanimously.

OIE Appraisers Board Case Report – Cindy Bagwell

The OIE Status Report as of August 21, 2025 was submitted as information. Ms. Bagwell noted January 2, 2025-May 19, 2025, OIE has received a total of 53 new complaints. There are currently 23 active investigations.

ODC Case Load Statistics as of August 7, 2025- Shannon Davis

The ODC report was submitted as information. Ms. Davis explained this report reflected information as of August 7, 2025. There are currently 7 open disciplinary cases. 5 open cases are pending either a disciplinary hearing or a consent agreement in lieu of a disciplinary hearing. The total number of cases closed in 2025 thus far is 9.

Ms. Davis provided the Board with a presentation on the Complaint Case Procedures as followed by LLR for all boards and commissions in this agency.

Board Executive Remarks - Laura Smith

Licensure Update

	<u>ACTIVE</u>	<u>INACTIVE</u>	<u>TOTAL</u>
APPRENTICE	197	0	197
LICENSED	145	11	156
CERTIFIED RESIDENTIAL	1023	54	1077
CERTIFIED GENERAL	1107	29	1136
LICENSED MASS	46	1	47
CERTIFIED RESIDENTIAL MASS	81	1	82
CERTIFIED GENERAL MASS	<u>33</u>	<u>3</u>	<u>36</u>
TOTAL	2632	99	2731
APPRAISAL MANAGEMENT COMPANIES	123	1	124
TEMPORARY PERMITS	Issued in 2024	144	Issued in 2025 110

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Budget Update

Mrs. Smith provided the budget report for the Appraisers Board licensing account for review by the Board. The National Registry account was also presented to the Board for review. This account is allocated to pay the National Registry fees to the Appraisal Subcommittee. These numbers are ending balances as of June 30, 2025.

2026 Board Meeting Dates

Mrs. Smith proposed the following dates for the 2026 Board Meetings for approval. February 19, 2026; May 21, 2026; August 20, 2026; November 19, 2026.

MOTION:

Ms. Griffin made a motion to approve the dates for the 2026 Board Meetings. The motion was seconded by Mr. Bishop which carried unanimously.

Conference/ Travel Updates

Mrs. Smith shared information relating to upcoming conferences the board the Board has previously approved.

Valuation Expo- Las Vegas, NV- August 11-13, 2025 – Mark Chapman and Malinda Griffin attended Valuation Expo. Ms. Griffin gave a brief synopsis of the conference and reviewed new changes that should be expected in the appraisal profession.

Old Business

ASC Review

Mrs. Smith brought the ASC review results before the Board. Mrs. Smith informed the Board that ASC granted an excellent rating for the AMC Program. Mrs. Smith also discussed the ASC’s evaluation of the Board’s the appraisers program.

110 **New Business** - None

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112 **Executive Session**

113 **MOTION:**

114 Ms. Griffin made a motion to go into executive session to seek legal advice. Mr. Bishop
115 seconded the motion which carried unanimously.

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117 **MOTION:**

118 Ms. Griffin made a motion to come out of executive session at, where no votes were taken. Mr.
119 Burris seconded the motion, which carried unanimously.

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121 **Public Comments** – None

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123 **Adjournment**

124 Mr. Bishop made a motion to adjourn. Ms. Griffin seconded the motion, which carried
125 unanimously. The Board adjourned at 12:24 p.m.

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127 The next Real Estate Appraisers Board meeting is scheduled for November 6, 2025.