

1 **Minutes**

2 **South Carolina Real Estate Appraisers Board**

3 **November 6-7, 2025, 10:00 a.m.**

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

5 **Upstate Conference Room**

6
7 **Meeting Called to Order:**

8 Chairman, Mark Chapman, called the meeting of the South Carolina Real Estate Appraisers
9 Board to order at 10:00 a.m.

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11 Mr. Chapman 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 included Brandy Duncan (Advice Counsel); Charlie Gwynne
16 (Advice Counsel); Shannon Davis (Office of Disciplinary Counsel); Roland Alston (Office of
17 Disciplinary Counsel); Cindy Bagwell (Office of Investigations and Enforcement); Laura Smith
18 (Board Executive); Cory Griffin (Administrative Coordinator); Robbie Littlejohn
19 (Administrative Assistant).

20
21 **Introduction of Board Members and All Other Persons Attending**

22 Board members present for the meeting included: Mark Chapman, Carlton Segars, Malinda
23 Griffin, Jody Bishop, Michael Strange, Damian Burris, and Ki Thompson.
24 The Board members, LLR staff and all others in attendance were introduced.

25
26 **Approval of Agenda**

27 **MOTION:**

28 Mr. Segars made a motion to amend the agenda to remove disciplinary case 2024-9. Mr. Bishop
29 seconded the motion which carried unanimously.

30

31 **MOTION:**

32 Mr. Bishop made a motion to approve the amended agenda. The motion was seconded by Mr.
33 Burris, which carried unanimously.

34

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

36 **MOTION:**

37 Mr. Bishop made a motion to approve the minutes from the August 21, 2025 Board meeting.
38 Ms. Griffin seconded the motion, which carried unanimously.

39

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 informed the board of the new mandatory course,
43 Valuation Bias and Fair Housing, which is a seven-hour mandatory course required by all
44 appraisers for the upcoming renewal.

45

46 **Case number 2022-25 and 2023-3 were closed pursuant to S.C. Code Sec. 40-60-190.**

47

48 **MOTION:**

49 Mr. Bishop made a motion to go into executive session for legal advice. Mr. Segars seconded the
50 motion, which carried unanimously.

51 **MOTION:**

52 Ms. Griffin made a motion to leave executive session, where no votes were taken. Mr.
53 Thompson seconded the motion, which carried unanimously.

54

55 **MOTION:**

56 Mr. Bishop made a motion to go into executive session for legal advice. Mr. Thompson seconded
57 the motion, which carried unanimously.

58 **MOTION:**

59 Ms. Griffin made a motion to leave executive session, where no votes were taken. Mr. Segars
60 seconded the motion, which carried unanimously.

61

62 **MOTION:**

63 Ms. Griffin made a motion to come out of closed session. Mr. Strange seconded the motion,
64 which carried unanimously.

65

66 The Board returned to open session.

67

68 **MOTION:**

69 Mr. Bishop made a motion to dismiss case 2022-25 with a non-disciplinary Letter of Caution.

70 Mr. Thompson seconded the motion, which carried unanimously.

71 **MOTION:**

72 Ms. Griffin made a motion finding violations of the Practice Act for case 2023-3. Board order to
73 be issued with a public reprimand, and probation for one year. Additional conditions noted on
74 the record and in the public order.

75

76 **MOTION:**

77 Mr. Segars made a motion to adjourn the remainder of the board agenda to November 7, 2025.

78 Ms. Griffin seconded the motion, which carried unanimously.

79

80

81

82 **Chairman, Mark Chapman, reconvened the meeting of the South Carolina Real Estate**
83 **Appraisers Board at 10:00 a.m. on November 7, 2025.**

84

85 **Approval of Excused Absences**

86 **MOTION:**

87 Mr. Strange made a motion to approve the excused absence of Mr. Bishop. Mr. Segars seconded
88 the motion, which carried unanimously.

89

90 **Board Reports**

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

92 The IRC report dated November 6, 2025 was presented for approval.

93

94 **MOTION:**

95 Ms. Griffin made a motion to approve the recommendations in the IRC report. Mr. Thompson
96 seconded the motion, which carried unanimously.

97

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

99 The OIE Status Report as of November 5, 2025 was presented for information purposes only.
100 Mr. Wharton noted from January 2, 2025 to -November 4, 2025, OIE has received a total of 61
101 new complaints. 24 cases are in active investigations and 3 cases were closed.

102

103 **ODC Case Load Statistics as of October 23, 2025- Shannon Davis**

104 The ODC report was submitted for information purposes only. Ms. Davis explained this report
105 reflected information as of October 23, 2025. There are currently 7 open disciplinary cases
106 pending. Requiring either a disciplinary hearing or an agreement in lieu of a disciplinary hearing.
107 The total number of cases closed in 2025 thus far is 14.

108

109

110 **Board Executive Remarks - Laura Smith**

111 **License Update**

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113

136 **MOTION:**

137 Mr. Segars made a motion to approve funding to offer licensees a digital code to download the
138 books free of charge to them, with a funding cap of \$100,000 and a deadline of March 31, 2026
139 for licensees to request the digital download code. Ms. Griffin seconded the motion, which
140 carried unanimously.

141

142 **Conference/ Travel Updates**

143 Mrs. Smith shared information relating to upcoming conferences.

144

145 **MOTION:**

146 Mr. Segars made a motion to approve 2 Board members and 2 Staff members to attend the ACTS
147 conference in Seattle, WA, April 13-14, 2026. Mr. Burris seconded the motion, which carried
148 unanimously.

149

150 **MOTION:**

151 Mr. Segars made a motion to approve 2 Board members and 2 Staff members to attend the
152 AARO conference in San Diego, CA, April 27-30, 2026. Mr. Strange seconded the motion,
153 which carried unanimously.

154

155 Conversation ensued in which the board determined to vote on the Appraisal Institute
156 Conference at the next board meeting, if anyone was interested in attending.

157

158

159

160 **MOTION:**

161 Ms. Griffin made an emergency motion to amend the agenda to include funding approval for the
162 SCPAC conference, March 12-13, 2026 in Charleston, SC. Mr. Segars seconded the motion,
163 which carried unanimously.

164

165 **MOTION:**

166 Ms. Griffin made a motion to approve 2 Board Members and 2 Staff members to attend the
167 SCPAC conference, March 12-13, 2026 in Charleston, SC. Mr. Strange seconded the motion,
168 which carried unanimously.

169

170 **Old Business**

171 **ASC Review**

172 Mrs. Smith shared the ASC review results with the Board. Mrs. Smith informed the Board that
173 ASC granted an excellent rating for the AMC Program. Mrs. Smith also discussed the ASC's
174 evaluation of the Board the Appraisers Program, which received a good rating.

175

176 **New Business**

177 **IRC Member Approval**

178 **MOTION:**

179 Mr. Segars made a motion to go into executive session for legal advice. Mr. Thompson seconded
180 the motion, which carried unanimously.

181 **MOTION:**

182 Mr. Segars made a motion to leave executive session, where no votes were taken. Mr. Strange
183 seconded the motion, which carried unanimously.

184 **MOTION:**

185 Ms. Griffin made a motion to temporarily appoint Ed Carter, Wes Hasty, Barry Phillips, and
186 Marshall West as the new IRC members. Mr. Segars seconded the motion, which carried
187 unanimously.

188

189 **Expert Reviewer Approval**

190 **MOTION:**

191 Mr. Segars made a motion to temporarily appoint Jake Knight and George Mann as the expert
192 reviewers. Ms. Griffin seconded the motion, which carried unanimously.

193

194 Following the motions to appoint new IRC and Expert reviewers, the board discussed creating a
195 committee to come up with suggested criteria for approval of IRC member and Expert reviewers.

196

197 **MOTION:**

198 Mr. Thompson made a motion to set up a committee, to include Jody Bishop, Malinda Griffin
199 and Carlton Segars to suggest criteria for appointment of members to the of the IRC and to
200 become Expert reviewers. Mr. Segars seconded the motion, which carried unanimously.

201

202 **Election of Officers**

203 **MOTION:**

204 Ms. Griffin made a motion for Mr. Chapman to continue as the Board Chair. Mr. Thompson
205 seconded the motion, which carried unanimously.

206

207 **MOTION:**

208 Mr. Thompson made a motion for Mr. Segars to continue as the Board Vice Chair. Ms. Griffin
209 seconded the motion, which carried unanimously.

210

211 **Public Comments** – None

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213 **Adjournment**

214 Ms. Griffin made a motion to adjourn at 12:09 PM. Mr. Thompson seconded the motion, which
215 carried unanimously.

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217 The next Real Estate Appraisers Board meeting is scheduled for February 19, 2026.