

1 **Minutes**

2 **South Carolina Real Estate Appraisers Board**

3 **February 19, 2026, 10:00 a.m.**

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

5 **Low Country 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 10:04 a.m. Other board members present for the meeting included: Malinda
10 Griffin, Jody Bishop, Michael Strange, Damian Burris, Ki Thompson, and Carlton Segars.

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 Charlie Gwynne (Advice Counsel), Shannon Davis (Office
16 of Disciplinary Counsel), Wattie Wharton (Office of Investigations and Enforcement), Laura
17 Smith (Board Executive), Cory Griffin (Administrative Coordinator), Robbie Littlejohn
18 (Administrative Assistant).

19

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

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

22

23 **Approval of Agenda**

24 **MOTION:**

25 Ms. Griffin made a motion to approve the agenda. Mr. Segars seconded the motion. The motion
26 carried unanimously.

27

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

29 **MOTION:**

30 Mr. Segars made a motion to approve the minutes from the November 6-7, 2025 board meeting.
31 Mr. Bishop seconded the motion. The motion carried unanimously.

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33 **Chairman's Remarks**

34 Mr. Chapman thanked everyone for attending the meeting and for the commitment to the real
35 estate appraiser industry. Mr. Chapman emphasized the important work real estate appraisers do,
36 noting that appraisers are essential to every real estate transaction and are vital to the overall
37 health of our economy.

38 **MOTION:**

39 Ms. Griffin made a motion to go into executive session and to include investigator Wattie
40 Wharton. Mr. Bishop seconded the motion. The motion carried unanimously.

41

42 Ms. Griffin made a motion to leave executive session where no votes were taken. Mr. Segars
43 seconded the motion. The motion carried unanimously.

44

45 **Board Reports**

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

47 No IRC report was submitted to the board at this meeting.

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49

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

51 The OIE Status Report as of February 19, 2026 was submitted as information. Mr. Wharton
52 noted between January 1, 2025 to December 31, 2025, OIE received a total of 70 new
53 complaints. There are currently 26 active investigations and 6 cases were closed. Mr. Wharton
54 also noted from January 2, 2026 to February 12, 2026, OIE received 4 new complaints. There are
55 currently 2 active investigations and 0 cases closed in 2026.

56

57 **ODC Status Report as of February 5, 2026 - Shannon Davis**

58 The ODC report was submitted as information. Ms. Davis explained this report reflected
59 information as of February 5, 2026. There are currently 2 open disciplinary cases. 2 open cases
60 are pending either a disciplinary hearing or a consent agreement in lieu of a disciplinary hearing.
61 The total number of cases closed in 2025 is 18. The total number of cases closed in 2026 is 3.

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64 **Application Hearing – Jennifer Hock**

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66 Ms. Hock came before the board regarding her pending application to obtain a Certified
67 Residential Appraisers license through reciprocity. The board heard Ms. Hock’s case and a
68 motion was made to move to executive session.

69

70 **MOTION:**

71 Ms. Griffin made a motion to go into executive session to receive legal advice. Mr. Thompson
72 seconded the motion. The motion carried unanimously.

73

74 **MOTION:**

75 Ms. Griffin made a motion to leave executive session, where no votes were taken. Mr. Bishop
76 seconded the motion. The motion carried unanimously.

77

78 **MOTION:**

79 Ms. Griffin made a motion to approve licensure for Ms. Hock. Mr. Segars seconded the motion.
80 The motion carried unanimously.

81

82

83 **Board Executive Remarks - Laura Smith**

84 **Licensure Update**

	<u>ACTIVE</u>	<u>INACTIVE</u>	<u>TOTAL</u>
APPRENTICE	208	0	208
LICENSED	152	11	163
CERTIFIED RESIDENTIAL	1040	53	1093
CERTIFIED GENERAL	1158	28	1186
LICENSED MASS	49	1	50
CERTIFIED RESIDENTIAL MASS	84	1	85
CERTIFIED GENERAL MASS	<u>32</u>	<u>3</u>	<u>35</u>
85			
86 TOTAL			
87	2723	97	2820
88			
89 APPRAISAL MANAGEMENT COMPANIES	127		127
90			
91 TEMPORARY PERMITS	Issued in 2025	182	Issued in 2026 29
92			
93			

94

95 **Budget Update**

96 Mrs. Smith provided the budget report for the Appraisers Board licensing account for review by
 97 the Board. The National Registry account was also presented to the Board for review. This
 98 account is allocated to pay the National Registry fees to the Appraisal Subcommittee. These
 99 numbers are ending balances as of January 31, 2026.

100

101 **AQB Criteria – Proposed Changes**

102 Mrs. Smith presented the board with proposed changes from the Appraiser Qualifications Board.
 103 She informed the proposed changes were open for comments and anyone interested could reach
 104 out to the AQB to make comments as to the proposed changes. Mrs. Smith further stated the
 105 AQB reads all comments and takes them in consideration when making changes to the criteria.
 106 This process could take 1-2 years before any changes go into effect.

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108

109 **Conference/ Travel Updates**

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

112

113 SCPAC Spring Conference- Charleston, SC – March 12-13, 2026. ACTS Conference, Seattle
114 WA – April 13-14, 2026. Appraisal Institute Conference, Nashville TN – April 14-15, 2026.
115 AARO Conference, San Diego, CA – April 27-29, 2026. The board previously approved 2 staff
116 and 2 board members for each conference. At this time, no one requested to attend the Appraisal
117 Institute Conference in Nashville

118

119 **Old Business**

120 **Discussion of Criteria Approval For IRC/Expert Reviewers**

121 Mrs. Griffin submitted to the board the proposed criteria suggested by the ad hoc committee
122 applicable to selected Expert Reviewers and IRC members.

123

124 **MOTION:**

125 Mr. Segars made a motion to approve the criteria for the IRC and Expert reviewers. Mr.
126 Thompson seconded the motion. The motion carried unanimously.

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128 **MOTION:**

129 Ms. Griffin made a motion to go into executive session for legal advice. Mr. Segars seconded the
130 motion. The motion carried unanimously.

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132 **MOTION:**

133 Ms. Griffin made a motion to leave executive session where no votes were taken. Mr. Thompson
134 seconded the motion. The motion carried unanimously.

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137 **MOTION:**

138 Ms. Griffin made a motion to approve the new IRC members to be: Chris Barczak, Chris
139 Donato, Wes Hasty, Marshall West, Scot Campbell, and Joey McNutt to be amended as
140 necessary. Mr. Thompson seconded the motion. The motion carried unanimously.

141

142 **MOTION:**

143 Mr. Bishop made a motion to approve the new Expert Reviewers to be: Jake Knight, Beth Keys,
144 George Mann, Joseph Guerry, Paul Ryll, and Kari Collins to be amended as necessary. Ms.
145 Griffin seconded the motion. The motion carried unanimously.

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147 **New Business** - None

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149 **Public Comments** – None

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151 **Adjournment**

152 Mr. Segars made a motion to adjourn. Ms. Griffin seconded the motion. The motion carried
153 unanimously. The Board adjourned at 11:53 p.m.

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155 The next Real Estate Appraisers Board meeting is scheduled for May 21, 2026.