

1 **Minutes**

2 **South Carolina Real Estate Appraisers Board**

3 **May 21, 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, 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), Virginia
17 Wetzel (Communications and Governmental Affairs), Laura Smith (Board Executive), Cory
18 Griffin (Administrative Coordinator), Robbie Littlejohn (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 Excused Absences**

24 **MOTION:**

25 Mr. Bishop made a motion to excuse Damian Burris's absence. Ms. Griffin seconded the motion.
26 The motion carried unanimously.

29 **Approval of Agenda**

30 **MOTION:**

31 Ms. Bishop made a motion to approve the agenda. Ms. Griffin seconded the motion. The motion
32 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 February 19, 2026 board meeting.
37 Mr. Bishop seconded the motion. The motion carried unanimously.

38

39 **Chairman's Remarks**

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

44

45 **Board Reports**

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

47 The IRC report dated May 14, 2026 was submitted to the board for approval.

48 **MOTION:**

49 Mr. Segars made a motion to approve the IRC report as presented. Mr. Bishop seconded the
50 motion. The motion carried unanimously.

51

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

53 The OIE Status Report as of May 21, 2026 was submitted as information. Mr. Wharton noted
54 between January 2, 2026 to May 18, 2026, OIE received a total of 19 new complaints. There are
55 currently 9 active investigations and no cases were closed.

56

ODC Status Report as of May 7, 2026 - Shannon Davis

The ODC report was submitted as information. Ms. Davis explained this report reflected information as of May 7, 2026. There are currently 2 open disciplinary cases. No 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 2026 is 4.

Board Executive Remarks - Laura Smith

Licensure Update

	<u>ACTIVE</u>	<u>IN RENEWAL</u>	<u>TOTAL</u>
APPRENTICE	23	187	210
LICENSED	22	145	167
CERTIFIED RESIDENTIAL	192	909	1101
CERTIFIED GENERAL	194	1005	1199
LICENSED MASS	6	44	50
CERTIFIED RESIDENTIAL MASS	11	75	86
CERTIFIED GENERAL MASS	<u>5</u>	<u>31</u>	<u>36</u>
TOTAL	453	23	2849
APPRAISAL MANAGEMENT COMPANIES	34	97	131
TEMPORARY PERMITS	Issued in 2025	185	Issued in 2026 63

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 April 30, 2026.

81 **Conference/ Travel Updates**

82 Mrs. Smith shared information relating to past and upcoming conferences with the Board.

83 **MOTION:**

84 Ms. Griffin made a motion to approve 1 Staff Member and 2 Board Members for the Valuation
85 Expo Conference August 17-18, 2026. Mr. Segars seconded the motion. The motion carried
86 unanimously.

87 **MOTION:**

88 Ms. Griffin made a motion to approve 2 Staff Members and 2 Board Members to attend the
89 AARO Fall conference September 28-30, 2026. Mr. Segars seconded the motion. The motion
90 carried unanimously.

91 **MOTION:**

92 Ms. Griffin made a motion to approve 2 Staff Members and 2 Board Members to attend the
93 Appraisal Summit Conference November 2-3, 2026. Mr. Segars seconded the motion. The
94 motion carried unanimously.

95

96 **New Business** –

97 **MOTION:** Ms. Griffin made a motion to move the Appraisers Board Meeting from August 20,
98 2026 to August 27, 2026. Mr. Segars seconded the motion. The motion carried unanimously.

99 **MOTION:** Mr. Segars made a motion to approve the 2027 Appraiser Board Meeting dates. Mr.
100 Strange seconded the motion. The motion carried unanimously.

101

102 Paul Ryll presented a Commercial Practicum to the Board for approval.

103 **MOTION:**

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

106 **MOTION:**

107 Mr. Segars made a motion to leave executive session. Mr. Thompson seconded the motion. The
108 motion carried unanimously.

109

110 No votes were taken while in executive session. The Board indicated more time was needed to
111 review the commercial practicum program presented by Mr. Ryll and requested it be added to the
112 agenda for the next scheduled board meeting.

113

114 **Public Comments** – None

115

116 **Adjournment**

117 Mr. Bishop made a motion to adjourn. Mr. Segars seconded the motion. The motion carried
118 unanimously. The Board adjourned at 12:16 p.m.

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120 The next Real Estate Appraisers Board meeting is scheduled for August 27, 2026.