

South Carolina Real Estate Appraisers Board
Regular Meeting/Hearings
Synergy Business Park, Kingtree Building, Room 105
Columbia, South Carolina 29210
November 14, 2008

Members attending: Herbert R. Sass, Chairman; Rhonwen Newton, Secretary; Andrew Johnson, Ann King; Terrence O'Brien and Carlton Segars

Staff attending: Jay Pitts, Administrator; Ann Parris, Administrative Assistant; Bill Plunkett; Office of Investigation and Enforcement(OIE); Laura Smith; Office of Investigation and Enforcement; Sheridan Spoon; Office of General Counsel; and William Tiller, Education Manager

Others: Willie King

The meeting was called to order at 9:05 am by Chairman Sass. Chairman Sass announced that public notice of this meeting was posted at the South Carolina Real Estate Appraisers office, Synergy Business Park, Kingtree Building and provided to all requesting persons, organizations, and news media in compliance with Section 30-4-80 of the South Carolina Freedom of Information Act. A quorum was present at all times.

Pledge of Allegiance

All present recited the Pledge of Allegiance.

Introductions were made of Board Members and all other persons attending.

Minutes – August 14, 2008

Motion was made by Mr. Johnson to accept the minutes as presented. Motion was seconded by Mr. Segars and unanimously passed.

Administrator's Report Jay Pitts

Staff: Mr. Pitts announced that Laura Smith, formerly with the Office of Investigations and Enforcement, has taken the position that was originally held by Ed Coleman. Ms. Smith is handling compliance, upgrades and the other duties. He said the Board still has one position for an administrative person that has not been filled but, hopefully, it will be posted within the next week.

Office of Licensure and Compliance: He reported that the Appraisers Board's licensing to date had not really been affected by the formation of the LLR Office of Licensure and Compliance, but after the first of the year that would probably change. He said he continues to discuss the fact that the Board is mandated by the federal government and that there is a need to keep the program together. Mr. Pitts stated he is working on a contingency plan to ensure that all other aspects of the program will stay with the Board if this change occurs.

Mr. Pitts introduced Bill Plunkett, Investigator with OIE, who has taken the position of Laura Smith. Mr. Plunkett briefly outlined his work history and qualifications for this position.

Appraisal Subcommittee (ASC) Audit: Mr. Pitts said the staff has not been notified yet of the specific date set for the ASC audit. He said when the last ASC review was completed, South Carolina received a perfect score which is very rare. He said Beau Tiller will be the point person for this audit and that more information will be shared when it is received.

Licensee Numbers

Total	3,367	Inactive Certified Residential	46
Apprentice Appraisers	695	Inactive License Appraisers	32
Certified General	831	Inactive License Mass	5
Certified General Mass	19	Licensed Appraisers	455
Certified Residential	1,107	Licensed Mass Appraisers	59
Residential Mass	45	Temporary Permits	14
Inactive Apprentices	24		
Inactive Certified General	35		

Finalized Audit Report

Mr. Pitts said there were 233 licensees audited and that 12 were out of compliance. Those licensees out of compliance were required to complete the education requirements and pay a fine of \$500. The audit was completed by August 31 and that is one of the items that the Appraisal Subcommittee will review during their audit.

Investigative Review Committee Report (IRC)

Board reviewed the IRC report for October 2008.

Motion: Ms. Newton moved to accept the IRC report as presented. Motion was seconded by Mr. O'Brien. Motion carried.

Sheridon Spoon

No advisory opinions from Mr. Spoon.

No New Business

No Old Business

Application Appearance - Seth C. Manson, applicant, did not appear for the scheduled hearing.

Disciplinary Hearings

Thomas H. Galphin, License No. AB 5862

Violation of S.C. Code Ann §40-1-110(b) and (k); S.C. Code Ann. §§40-60-110(19) and (22) (1976 as amended)

Disposition: Mr. Galphin's license was suspended for a period of one (1) year; however such suspension shall be stayed upon his payment of a five hundred dollar (\$500) fine to the Board.

He was placed on probation for a one (1) year period beginning on the effective date of the Order. Such probation shall be deemed violated should Mr. Galphin commit a future violation of the articles, chapter and regulations governing real estate appraisers in South Carolina. Order shall take effect upon service of the Order upon Mr. Galphin.

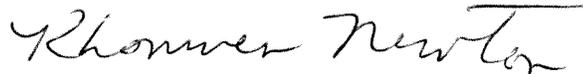
Michael David Shelton, License No. 13689

Violation of S.C. Code Ann §40-1-110(b) and (k); S.C. Code Ann. §§40-60-140(19) and (22) (1976 as amended)

Disposition: Neither fine nor imposition of other disciplinary sanction shall be imposed upon the Respondent for the found violations. The Respondent shall comply with the terms of the Consent Order of the North Carolina Appraisal Board dated July 17, 2007. Order shall take effect upon service of the Order upon the Respondent or Respondent's counsel, if any.

Board adjourned.

Submitted,



Rhonwen Newton
Secretary