

Tuesday, December 12, 2006 - 10:00 AM
110 Centerview Drive
Kingstree Building Suite 108
Columbia, South Carolina

MEMBERS PRESENT

Ralph Camp (Chairman)
Clarence Strickland
Timothy Holt
Vanessa Gardner
Wayne Iseman
Sharon Johnson
Michael Levy
Paul Laurent

STAFF

David Bennett
Angela Scott
Rick Wilson

OTHERS PRESENT

Eric Gore Mark Dillard
Cardiss Green Andrea Holt
Carolyn Fisher Pino Johnson
Judy Poston

NOTE: Public Notice of this meeting was properly posted at the Board office and provided to any requesting persons, organizations, or news media in compliance with Section 30-4-80 of the 1976 South Carolina Code of Laws, as amended, relating to the Freedom of Information Act.

Call to Order

On December 12, 2006, Chairman Ralph Camp called the Manufactured Housing Board meeting to order at approximately 10:00 a.m.

Approval of Agenda

Chairman Camp called for the approval of the agenda as previously noticed. After review, Mr. Iseman made a motion, seconded by Mr. Laurent, to approve the agenda. The motion was unanimously carried.

Approval of Minutes

Chairman Camp called for the review and approval of the October 10, 2006, minutes. After review, Mr. Holt made a motion, seconded by Mr. Strickland, to approve the minutes. The motion was unanimously carried.

Excused Members

Chairman Camp informed the Board that Mr. Altman and Mrs. Ballagh were not able to attend the meeting, due to a previously scheduled appointment. Mr. Laurent made a motion, seconded by Mr. Iseman, to excuse members' absences. The motion was unanimously carried.

Progress Report

Status Report-Manufactured Housing

The status reports for October and November 2006 were reviewed. Copies of the status reports are attached and hereby become part of the record.

New Licenses

Reports listing the licenses issued for October and November 2006 for Dealers, Manufacturers, Multi-Lot Salespersons, Contractors, Installers and Repairers were reviewed. Copies of the reports are attached and hereby become part of the record.

Administrative Hearings

Reports of Administrative Hearings for October and November 2006 were reviewed. Copies of the administrative hearing report are attached and hereby become part of the record.

Unfinished Business

Proposed Legislation

Mr. Bennett informed the Board at request of the Board he, Mr. Rick Wilson, Mr. Mark Dillard and Mr. Allen Hutto met regarding the proposed legislation. The following is the committee's recommendation.

Recommendation

A manufactured housing license is not required for licensed real estate salesman or licensed real estate broker who negotiates or attempts to negotiate a sale of a used manufactured home with real property on which the manufactured home is located for an independent third party. Such sales may not involve persons or entities in which the salesperson or broker has any personal or business interest, except for a standard real estate commission.

After review and discussion, Mr. Strickland made a motion, seconded by Mr. Laurent, to approve the proposed legislation. The motion was unanimously carried.

New Business

Application Review

Mr. Cardiss C. Green

The Board reviewed the retail salesperson application of Mr. Cardiss C. Green. Mr. Green was sworn in by Mr. Iseman. Mr. Green waived his right to counsel.

Mr. Bennett informed the Board that Mr. Green appeared before the Board on October 10, 2006. At that meeting it was determined that, while previously licensed, Mr. Green allegedly committed a fraudulent act in a manufactured home transaction involving a land/home package sold to Mr. Johnny Booker. The civil action Case No. 04-CP-16-0677 resulted in the entry of a 1.9 million dollar default judgment of record against Mr. Green and others. As a result the Board denied Mr. Green's application until such time when Mr. Green could provide information and documentation showing the charges filed against him and what transpired in the transaction. Since that time Mr. Green has provided additional information, which the information does not warrant a change in the previous decision made by the Board to deny the application. No further action was taking by the Board at this time.

(Official transcripts of the aforementioned person's appearance before the Board may be obtained upon request from Annette B. Gore Court Reporter)

Carolyn Fisher

The Board reviewed the retail salesperson application of Ms. Carolyn Fisher. Ms. Fisher was sworn in by Mr. Iseman. Ms. Fisher waived her right to counsel.

Mr. Bennett informed the Board that Ms. Fisher applied for the renewal of her contractor's license and upon staff review of the application, questions arose regarding Ms. Fisher's conduct, character and fitness for licensure. While previously licensed, with the Nursing Board, Ms. Fisher's license was temporary suspended because she became non-compliant with the Board's Order, dated November 7, 2003. Ms. Fisher failed to submit employer records as required and also failed to make daily calls to NCPS (National Confederation of Professional Services). Ms. Fisher's license was temporarily suspended until such time as formal charges could be brought against her or until further Order of the Board.

Ms. Fisher testified that she was licensed as a Registered Nurse with the South Carolina Board of Nursing. She advised that her nursing license was temporarily suspended, because she failed to document treatment given to a patient. Ms. Fisher advised that she is scheduled to appear before the Nursing Board in January of 2007.

After hearing testimony, Mr. Laurent made a motion, seconded by Mr. Holt, for the Board to go into executive session for legal advice. The motion was unanimously carried.

The Board returned to public session. The Chairman stated for the record that no action had been taken in executive session.

After review and discussion, Mr. Iseman made a motion, seconded by Ms. Johnson, to defer any decisions until Ms. Fisher resolves the matter with the Nursing Board. The motion was unanimously carried.

Public Comments

Ms Vanessa Gardner

Ms Vanessa Gardner welcomed and introduced to the Board her mother Ms. Judy Poston who worked in the manufactured housing industry for thirty (30) years.

Mr. Tim Holt

Mr. Holt welcomed and introduced to the Board his daughter Miss Andrea Holt.

Date of Next Meeting

Tuesday, February 13, 2007, Room 108

Adjournment:

There being no further business, Mr. Laurent made a motion, seconded by Mr. Strickland, to adjourn. The motion was unanimously carried. The meeting was adjourned at 11:00 a.m.