

**MINUTES**  
**Manufactured Housing Board**  
**Committee Meeting**  
**February 9, 2022 at 10:00 a.m.**  
**Via Video/Teleconference**

**Meeting Called to Order**

Richard Bagwell, Committee Chair and Board member, called the meeting to order at 10:03 a.m.

**Statement of Public Notice**

Mr. Bagwell announced that public notice of this meeting was properly posted at the Synergy Business Park, Kingstree Building and on the Agency's website, and provided to all requesting persons, organizations and news media in accordance with Section 30-4-80 of the South Carolina Freedom of Information Act. This meeting is being conducted via teleconferencing with notice given to all parties of this teleconferencing platform.

**Introduction of Committee Members and Others**

Committee members present were Richard Bagwell, Committee Chair and Board member; Randall Altman, Board Chair; Mark Dillard, Manufactured Housing Institute of SC; Robbie Ethridge, Lexington Discount Homes; Tony Massarelli, Clayton Homes; and Chris Tuttle, Tuttle & Associates. Art Newton, Board member, attended as a public member.

Staff members present were Hardwick Stuart, Advice Counsel; and Maggie Smith, Program Coordinator.

**Administrator's Remarks**

Ms. Smith asked that the committee members please mute their microphone when not speaking to prevent background noise. She reviewed the information sent to the Committee members prior to the meeting, and stated that the focus of the meeting was to decide on a path forward regarding the Purchase Agreement.

**Review of Purchase Agreement Required Information**

The Committee discussed options for providing Purchase Agreement requirements to licensees. Mr. Bagwell suggested amending S.C. Code of Laws Section 40-29-320 to remove the last sentence, and placing guidelines for what the Purchase Agreement must include in the Regulations.

At the request of the Chair, Mr. Dillard explained the legislative process for statutory changes, stating that if language was drafted this spring changes to the statutes could potentially be in effect by summer 2023. Mr. Stuart suggested discussing regulatory changes at the next Board meeting as an official agenda item.

**Motion**

Mr. Bagwell made a motion recommending a change to S.C. Code of Laws Section 40-29-320 to remove the last sentence. Mr. Ethridge seconded the motion, which carried unanimously.

Mr. Dillard and Mr. Bagwell asked the Committee how “closing statement” is being identified in S.C. Code of Regulations 79-15 A(3). Mr. Tuttle explained that “closing statement” as referenced in the Regulations is not the same as a bank closing, but is being defined as follows: when the Purchase Agreement and all other necessary documents are signed. The lender is now responsible for providing the closing statement, or disclosure, therefore this requirement should be stricken from the regulations as well. In the case of cash purchases the Purchase Agreement would be the closest equivalent to a closing statement.

### **Motion**

Mr. Ethridge made a motion to recommend that the Board appoint a committee to amend the regulations. Mr. Massarelli seconded the motion, which carried unanimously.

Mr. Bagwell commented that the Committee will go back to the Board to determine if it can perform the regulatory review under its purview, or if a new committee should be appointed for that task.

### **Adjournment**

The meeting adjourned at 10:50 a.m.