

AGENDA

South Carolina Real Estate Commission Meeting

Wednesday, April 23, 2025 at 10:00 A.M. in Upstate Conference Room
110 Centerview Dr., Kingtree Building, Columbia, SC 29210

Members of the public who wish to observe may do so by live streaming at:

<https://llr.sc.gov/re/videos.aspx>

Call to Order – Public notice of this meeting was properly posted at the S.C. Real Estate Commission office, Synergy Business Park, Kingtree Building, and on the Commission website 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.

1. Invocation

2. Pledge of Allegiance

3. Introduction of Commissioners and Staff

- a. Introduction of New Commissioners

4. Approval of Excused Absences

5. Approval of Agenda

6. Approval of Meeting Minutes

- a. Commission Meeting on March 12, 2025

7. Commission Purpose & Chairman's Remarks

8. Presentation of Service Plaque to Candace Pratt

9. Application Hearings

- a. Kirk Thornton
- b. Ann Ponce
- c. Joe Tucker
- d. Catherine Outlaw
- e. Charline Vilchis
- f. Darmaine Whaley
- g. Elizabeth Turner
- h. Jonathan Gist
- i. Stanley Edmonds

10. Inspections

- a. Proposed New Process- Meredith Buttler
- b. Proposed Inspection Form and Guidelines- Meredith Buttler
- c. Proposed Citation Form – Meredith Buttler

11. Staff Reports

- a. Office of Investigations and Enforcement (OIE) Report – Wattie Wharton, Lead Investigator
- b. Investigative Review Conference (IRC) Report – Wattie Wharton, Lead Investigator
- c. Office of Disciplinary Counsel (ODC) Report – Shannon Davis, Esq.
- d. Executive Report – Erica Wade
- e. Office of Advice Counsel Update – Brandy Duncan, Esq.

12. Old Business

- a. Vacant Lot Fraud (Draft Document) – Gary Pickren & Brandy Duncan
- b. Builder Agent Carve Outs (Draft Document) – Gary Pickren & Brandy Duncan
- c. Broker Licensure Extenuating Circumstances – John Rinehart & Brandy Duncan

13. New Business

- a. Change of September Meeting Date- Erica Wade
- b. Payment of Unlicensed Individuals- Gary Pickren
- c. Travel Approval- 2025 ARELLO Regulatory Investigations Seminar, October 20-22, 2025 in Oklahoma City, Oklahoma- Erica Wade

14. Public Comments

15. Adjournment