

MINUTES

South Carolina Real Estate Commission

Wednesday, October 16, 2013, 10:00am

Synergy Business Park, Kingstree Building, Conference Room 105

110 Centerview Drive, Columbia, South Carolina 29210

Meeting Called to Order:

Tony Cox, Chairman, called the regular scheduled meeting of the South Carolina Real Estate Commission to order at 10:07a.m. Board members participating in this meeting included:

Tony Cox – Chair, 7th Congressional District
David C. Lockwood, III, 2nd Congressional District
Candace Pratt – 1st Congressional District
Carl Edwards – 3rd Congressional District
David Crigler – 4th Congressional District
Manning Biggers – 5th Congressional District
Buccie Harley – 6th Congressional District
Johnathan Stackhouse – Public Member
G. Hamlin O’Kelley – Public Member
Wayne Poplin – At-Large Member

Staff members participating during the meeting included Rod Atkinson, Administrator; Wanda Cooke, Administrative Assistant; Georgia Lewis, Office of Advice Counsel; Beau Tiller, Sharon Wolfe, Laura Pace and Christa Bell, Office of Investigations and Enforcement.

Public Notice:

Chairman Cox announced that public notice of this meeting was properly posted at the S.C. Real Estate Commission Office, Synergy Business Park, Kingstree 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.

Pledge of Allegiance:

The Pledge of Allegiance was led by Chairman Cox.

Excused Absences:

None

Approval of Agenda:

MOTION:

Mr. Stackhouse made a motion to approve the agenda. Mr. Biggers seconded the motion, which carried unanimously.

Approval of the Meeting Minutes from September 18, 2-13

CORRECTION: Line 173 - Byron King should be changed to Nick Kremydas.

MOTION:

Mr. Crigler made a motion to approve the amended minutes of the September 18, 2013 meeting. Mr. O'Kelley seconded the motion, which carried with one abstention.

Chairman's Remarks:

Tony Cox

Introduction of Board Members and Staff

The Commission welcomed the newest member, David C. Lockwood, III.

Chairman Cox presented an Appreciation Plaque for Sarah Takacs who served on the Commission from 2009 to 2013. Ms. Takacs was not present and the plaque will be mailed to her.

Chairman Cox recognized staff member Wanda Cooke, for being LLR's first recipient of the Public Servant Award.

Administrator's Remarks:

Roderick Atkinson

1. **Licensure Update** as of October 9, 2013

• Broker	5280
• Broker In Charge	7475
• Property Manager	1271
• Property Manager In Charge	1113
• Salesman	17129
• Salesman (Provisional)	1382
TOTAL ACTIVE	33650

• Inactive Broker	1600
• Inactive Property Manager	471
• Inactive Salesman	4998
TOTAL INACTIVE	7069

**TOTAL CURRENT LICENSES
AS OF 10/9/13 40719**

2. Investigations and Enforcement

Sharon Wolfe, Office of Investigations and Enforcement presented the Commission with an overview of the open and closed cases from January 1, 2013 – October 9, 2013, as well as the same time period from the previous year.

Ms. Wolfe thanked the Commission for allowing her and one member of her staff to attend the 2013 ARELLO conference in Seattle, WA.

3. **Budget** update for September 2013 was reviewed.

4. **IRC Report** - The Commission reviewed the IRC report from October 14, 2013.

MOTION:

Mr. Harley made the motion to approve the IRC report from October 14, 2013. Mr. Poplin seconded the motion, which carried unanimously.

5. Robbie Boland, Office of Investigations and Enforcement, addressed the Commission to give an update on the Real Estate Office inspections that were recently implemented. Ken Kitts answered questions from the Commission members regarding this process. Nine (9) investigations have been completed at the date of this meeting. Rod Atkinson noted that many complaints are being received on Property Managers at apartment complexes that are owned by large corporations, and no real supervision on site. This topic should probably be the next item to address with the office inspections.

6. Christa Bell, Assistant Deputy Director, Office of Investigations and Enforcement, addressed the Commission. Ms. Bell gave a thorough overview of the Investigative Review Committee (IRC) process and purpose. Ms. Bell explained the composition of this committee. Discussion ensued.

It was recommended that the Commission add a second member from the real estate industry, to sit on this committee. The Commission asked that the IRC make sure there is a consensus as to the disposition of each case prior to presenting their recommendations to the Commission for approval.

Ms. Bell informed the Commission that all investigators and inspectors will attend 3 days of training through CLEAR in November. Employees will be instructed on topics such as; how to conduct investigations, how to testify, how to gather evidence, how to write reports, how to preserve evidence, etc.

New Business

Jim Moody and Charlie Wyatt addressed the Commission to give an update on the progress of the Task Force formed to update the Pre Licensing Unit IIIA Brokers course. The Task Force has completed the revision of this course and it is ready for approval and distribution. The committee asked the Commission to review and approve the distribution of the revised course content.

MOTION:

Mr. Harley made a motion to approved the revisions of the Unit IIIA Brokers course, effective 4/1/14. Mr. Poplin seconded the motion, which carried unanimously.

The Commission took a five minute recess.

APPLICATION HEARINGS

James C. Etheridge

The Commission held an Application Hearing regarding Mr. James C. Etheridge. Mr. Etheridge appeared before the Commission to present testimony and waived his right to counsel. Discussion ensued.

MOTION:

Mr. Biggers made a motion to enter Executive Session. Mr. Edwards seconded the motion, which carried unanimously.

MOTION:

Mr. Poplin made a motion to enter Open Session. Mr. Biggers seconded the motion, which carried unanimously.

MOTION:

Mr. O'Kelley made a motion to allow Mr. Etheridge to sit for the exam; however, he must provide proof that his probation is complete prior to obtaining a license. Mr. Crigler seconded the motion, which carried unanimously.

(This proceeding was recorded by a court report in order to produce a verbatim transcript if requested in accordance with the law.)

John W. Temple

The Commission held an Application Hearing regarding Mr. John W. Temple. Mr. Temple appeared before the Commission to present testimony and waived his right to counsel. Discussion ensued.

MOTION:

Ms. Pratt made a motion to enter Executive Session. Mr. Lockwood seconded the motion, which carried unanimously.

MOTION:

Mr. Edwards made a motion to enter Open Session. Mr. Crigler seconded the motion, which carried unanimously.

MOTION:

Mr. Stackhouse made a motion to allow Mr. Temple to sit for the exam and upon successful completion of the exam, Mr. Temple's license will be on probation for one year. Ms. Pratt seconded the motion, which carried unanimously.

(This proceeding was recorded by a court report in order to produce a verbatim transcript if requested in accordance with the law.)

LUNCH BREAK

Julian C. Gandy

Mr. Gandy did not appear.

Steven Nance

The Commission held an Application Hearing regarding Mr. Steven Nance. Mr. Nance appeared before the Commission to present testimony and waived his right to counsel. Discussion ensued.

MOTION:

Mr. Harley made a motion to allow Mr. Nance to sit for the exam. Ms. Pratt seconded the motion, which carried unanimously.

(This proceeding was recorded by a court report in order to produce a verbatim transcript if requested in accordance with the law.)

Michelle Robinson

The Commission held an Application Hearing regarding Ms. Michelle Robinson. Ms. Robinson appeared before the Commission to present testimony and waived her right to counsel. Discussion ensued.

MOTION:

Mr. Edwards made a motion to allow Ms. Robinson to sit for the exam. Mr. Crigler seconded the motion, which carried unanimously.

(This proceeding was recorded by a court report in order to produce a verbatim transcript if requested in accordance with the law.)

Brett D. Singleton

Mr. Singleton did not appear.

William J. Torre

The Commission held an Application Hearing regarding Mr. William J. Torre. Mr. Torre appeared before the Commission to present testimony and waived his right to counsel. Discussion ensued.

MOTION:

Mr. Crigler made a motion to accept Mr. Torre's application for a reciprocal license. Mr. O'Kelley seconded the motion, which carried unanimously.

(This proceeding was recorded by a court report in order to produce a verbatim transcript if requested in accordance with the law.)

Lorrie T. Walters

The Commission held an Application Hearing regarding Ms. Lorrie Walters. Ms. Walters appeared before the Commission to present testimony and waived his right to counsel. Discussion ensued.

MOTION:

Mr. Harley made a motion to allow Ms. Walters to sit for the exam. Mr. Poplin seconded the motion, which carried unanimously.

(This proceeding was recorded by a court report in order to produce a verbatim transcript if requested in accordance with the law.)

Unfinished Business

Rod Atkinson, Administrator, informed the Commission that the Facebook page is live now and we are receiving positive feedback.

Adjournment

MOTION:

Mr. Biggers made a motion to adjourn. Mr. Poplin seconded the motion, which carried unanimously. The meeting was adjourned at 2.00 p.m.

The next meeting of the Commission will be held on November 20, 2013.