

**LLR – REAL ESTATE COMMISSION**  
**Synergy Business Park, Kingtree Building**  
**110 Centerview Drive, Kingtree Building, Room 108**  
**Columbia, South Carolina 29210**  
**MINUTES**

**Wednesday, September 22, 2010**

**10:00 A.M.**

**Welcome And Call To Order:**

Tony Cox, Chairman, called the regular meeting of the Real Estate Commission to order at 10:00 a.m. Other members present for the meeting included: Manning Biggers, Vice Chairman; Carl Edwards; Buccie Harley; Dianna Brouthers; Sarah Tackas; and R. Scott Moseley.

Tony Cox, Chairman, announced that the meeting was held in accordance with §30-4-80 of the South Carolina Freedom of Information Act by notice mailed to all requesting persons, organizations, and news media. In addition, notice was posted on the bulletin boards at the main entrance of the Kingtree Building. Staff responded affirmatively. It was noted that all conversations in the meeting room were being recorded and portions may be made public in accordance with the SC Freedom of Information Act. A quorum was present at all times.

Staff members participating in the meeting included: Sheridan Spoon, Assistant Deputy General Counsel; Jamie Saxon, Hearing Advisor; Daniel Grigg, Hearing Advisor; Paula Magargle, Staff Attorney; Jay Pitts, Administrator; Angela Scott, Administrative Assistant; Robert Selman; Legislative Liaison; Bill Plunkett, Investigations; Lisa Hawsey, Administrative Assistant; and Christine Cortright, Court Reporter.

**Pledge of Allegiance:**

All present recited the Pledge of Allegiance.

**Introduction of Board Members and All Other Persons Attending:**

The Board members, staff and members of the public attending the meeting introduced themselves.

**Member Absences:**

Evelyn Young received an excused absence.

**Minutes – August 18, 2010**

**MOTION:**

Mr. Biggers moved to accept the minutes of the August 18, 2010, meeting with the following correction on Page 4 paragraph change conventions to convictions. Mrs. Brouthers seconded the motion and it unanimously carried.

**Minutes – August 18, 2010**

**MOTION:**

Mr. Edwards moved to accept the minutes of the August 18, 2010, meeting as written. Mr. Mosley seconded the motion and it unanimously carried.

**Approval of Agenda – September 22, 2010**

**MOTION:**

Mr. Edwards moved to accept the September 22, 2010, Agenda as previously noted. Mr. Mosley seconded the motion and it unanimously carried.

**Chairman's Remarks:**

*Tony Cox*

Chairman Cox thanked everyone for attending the meeting.

**Administrators Remarks:**

Mr. Pitts called on Mr. Tiller and he presented the Real Estate Education report as of today:

**118**- Providers for the school year of 2008-2010  
**92** - Providers so far the school years 2010-2012

**313** – Instructors for the school year of 2008-2010  
**203** – Instructors for the school years of 2010-2012

The provider and instructor certificates expired August 31, 2010. Renewals began September 1, 2010. This was the first year online renewals were available for schools; courses; and instructors. Late Renewals are currently being processed.

**Number of Investigations and Open Complaint Cases:**

Mr. Pitts called on Mrs. Wolfe and she reported the number of investigations and open complaints cases as of today:

**340 Complaint Cases Received as of January 2010 – September 2010: 225 Open Complaint Cases, which includes 121 Timeshare Complaints: 150 Complaints Closed 500 Complaints Received 2009, which includes 150 Timeshare Complaints.**

**ARELLO Annual Meeting Update – Sarah Tackacs:**

Mrs. Tackacs reported that she, Chairman Cox; Mr. Briggers; Mrs. Tackacs and Mr. Pitts attended the ARELLO Annual Conference. She stated that the conference was very fascinating and a wonderful opportunity to meet and learn from others jurisdiction that were present from across the country and world.

Mr. Briggers reported that Mr. Doug Dixon was elected as ARELLO’s President Elect.

Chairman Cox stated that the Commission needed to look into getting a Facebook and Twitter account.

**Update on Renewals:**

Mr. Pitts reported the number of licensees as of today.

4,982 - <b>Broker</b>	7,065 – <b>Broker in Charge</b>	1,296 – <b>Inactive Broker</b>
282 – <b>Inactive Property Manager</b>	4,276 – <b>Inactive Salesman</b>	10 – <b>Inactive Time Share</b>
890 – <b>Property Managers</b>	1,076 – <b>Property Manager</b>	17,867 – <b>Salesman</b>
980 – <b>Salesman (Provisional)</b>	44 – <b>Vacation Time Share Registrant</b>	
38,764 – <b>Total Licensees</b>		

**Newsletter:**

Mr. Pitts reported that the following articles needed to be written for the newsletter and asked the Commission to take part in that. In addition, he asked that all Commissioners submit a one paragraph biographical sketch to be included in the newsletter. The following articles will be included in the newsletter:

- Disciplinary Actions – List the Applicant’s name, City, State and link it to the Order;
- Request Commissioners to submit brief biography to be placed in the newsletter;
- Chairman’s Column –Chairman Cox
- All about ARELLO –Mrs. Dianna Brouthers
- Navigating the Website – to include questions about licensing lookup, forms disciplinary actions and capturing e-mails –Mr. Jay Pitts
- Single Licensure –Chairman Cox and Mr. Jay Pitts
- Flood Zones – Jay Pitts
- Timeshares –Mrs. Sarah Takacs
- Renewals and updates – Mr. Beau Tiller
- Top 10 Ways To Be Disciplined
- Course Availability

**Unfinished Business:**

**Apartment Complex Referral:**

Mr. Sheridan Spoon stated that he was not present at the last Commission meeting when they discussed Apartment Complex Referrals. After review and discussion, the Commission decided to table this matter until the next meeting to allow an opinion from the Advice Counsel to be rendered.

Approval of IRC Reports:

The Commission reviewed and discussed the IRC Reports for June, July, August and September 2010.

**MOTION:**

Mrs. Mosley made a motion to approve the June, July, August and September 2010, IRC Reports. Mr. Edwards seconded the motion, which carried unanimously.

In the discussion, Mr. Edwards asked that the Administrator to look into the way information on the IRC Reports is submitted and to see if additional information could be reported. Mr. Pitts agreed and will report back at a later date.

**New Business:**

Real Estate Commission Legislative Committee Report – Dianna Brouthers:

Mrs. Brouthers reported that nine people have committed to serve on the Legislative Committee. Presently serving are a property manager; Education Manager; Broker; South Carolina Realtor; and two school instructors. She stated that they looked at doing a complete rewrite of the Regulations and made recommendations about the Statute. Mrs. Brouthers stated that they would present a report to the Commission at the November 2010 meeting.

Chairman Cox thanked Mrs. Brouthers and Mrs. Tackas for working on the Committee.

Task Force Meeting:

Mrs. Brouthers reported that the Task Force would be meeting on October 18, 2010 at 10:00 a.m. and invited the Commission members to attend. She stated that she would send a copy of the recommendations prior to the November 2010 meeting.

Brenda McMillan:

Mr. Pitts informed the Commission that Ms. McMillan requested to appear to express some concerns, due to a scheduling conflict Ms. McMillan was not able to attend.

**Application Appearances:**

*Jeffrey A. Mezzanotte*

The Commission held an Application Hearing regarding Mr. Jeffrey Mezzanotte.

**MOTION:**

Mr. Mosley made a motion to allow Ms. Dowdy to sit for the Real Estate Examination providing that she furnish a letter from her Broker; license be issued with a one-year probationary status to clear up her credit report; and within one year Ms. Dowdy must submit at her own expense a credit report. Mr. Harley seconded the motion, which carried unanimously.

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

*John H. Panzer*

The Commission held an Application Hearing regarding Mr. John Panzer. Mr. Parnzer did not attend

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

**Dates of Next Meetings:**

Mr. Pitts reported that meeting dates are October 20, 2010 and November 16, 2010.

**Adjournment:**

Mr. Edwards moved the meeting be adjourned. Mr. Briggers seconded the motion, which carried unanimously. The September 22, 2010, meeting of the South Carolina Real Estate Commission was adjourned at 3:08 p.m.

Yours truly,

Jay Pitts  
Administrator