

MINUTES

South Carolina Real Estate Commission

Wednesday, May 25, 2011

Synergy Business Park, Kingstree Building, Conference Room 105

110 Centerview Drive, Columbia, South Carolina 29210

1. Meeting Called to Order:

Tony Cox, Chairman, called the regular scheduled meeting of the South Carolina Real Estate Commission to order at 10:12a.m. Other Board members participating in this meeting included: Manning Biggers; Diana Brouthers; Buccie Harley; Carl Edwards; Scott Mosley; and Sarah Takacs.

Staff members participating during the meeting included Jay Pitts, Administrator; Sheridan Spoon, Assistant Deputy General Counsel; Tracey McCarley, Education Coordinator; Bill Plunkett, Investigations and Enforcement; and Beau Tiller, Education Manager.

Others attending the meeting included Coastal Carolina Association of Realtors Leadership group.

2. Public Notice:

Chairman Cox announced that public notice of this meeting was properly posted at the S.C. Board of Environmental Certification 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.

3. Pledge of Allegiance and Invocation:

The Pledge of Allegiance was led by Chairman Cox.

4. Introduction of Board Members and All Persons Attending:

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

5. Approval of Excused Absences:

Evelyn Young will be arriving late to be excused from the business portion of the meeting.

MOTION:

Mr. Moseley made a motion to approve the absence. Mr. Edwards seconded the motion which was carried unanimously.

6. Approval of the March 23, 2011, April 20, 2011, and May 14, 2011 Meeting Minutes:

MOTION:

Ms. Brouthers made a motion to approve the March 23, 2011, April 20, 2011, and May 14, 2011 meeting minutes. Mr. Biggers seconded the motion which carried unanimously.

7. Chairman's Remarks:

Tony Cox

Chairman Cox welcomed and thanked everyone for attending the meeting. He informed attendees of the day's agenda including application hearings, general business discussion, and the Legislative Task Force meeting. He complimented the group on an outstanding job headed by Dianna Brouthers and Sarah Takacs.

8. Administrator's Remarks for Information:

Jay Pitts

i. Investigations report – by Sharon Wolfe – provided by Mr. Pitts in the absence of Ms. Wolfe.

Cases received January 1, 2011 through May 24, 2011

| | | |
|-------------------------|-----------------|-----|
| • Active Investigations | (Avg days: 74) | 54 |
| • Closed | (Avg days: 77) | 6 |
| • Do Not Open Cases | (Avg days: 10) | 68 |
| • Pending Board Action | (Avg days: 95) | 11 |
| • Pending Investigation | (Avg days: 14) | 17 |
| • Pending IRC | (Avg days: 109) | 1 |
| | TOTAL | 157 |

Cases closed January 1, 2011 through May 24, 2011

| | | |
|---------------------|-----------------|-----|
| • Closed | (Avg days: 262) | 160 |
| • Do Not Open Cases | (Avg days: 5) | 71 |
| • Pending Motion | (Avg days: 743) | 1 |
| | TOTAL | 232 |

ii. Licensure Update

| | |
|----------------------------------|--------------|
| • Broker | 5,175 |
| • Broker In Charge | 7,529 |
| • Inactive Broker | 1,596 |
| • Inactive Property Manager | 379 |
| • Inactive Salesman | 5,557 |
| • Property Manager In Charge | 989 |
| • Property Manager | 1,189 |
| • Salesman | 18,336 |
| • Salesman (Provisional) | 772 |
| • Vacation Time Share Registrant | 53 |
| | TOTAL 41,575 |

Chairman Cox asked for the comparison of this time last year. Mr. Pitts commented that number was approximately 50 thousand licensees.

iii. ARELLO Conference – Mr. Pitts and Chairman Cox attended the conference in April 2011 in Destin, Florida. Chairman Cox commented on the issues of social media impacting the real estate industry and investigative problems locally, nationally, and internationally. Next ARELLO Conference is September 28 – October 2 in Baltimore.

iv. Legislative Update – no comments at this time, will discuss in meeting later today.

v. Renewal Season – in the mid season of current renewals. 1500 licensees are renewing at this time. Next year all licensees will renew. In the future, renewal will take place every two years. Renewal process can be completed online.

vi. LLR to move out of this building in the spring of 2012 to the state museum building currently occupied by the Department of Revenue.

vii. Financial Statement – prepared by the finance department in July 2011. The Real Estate Commission will now be responsible for budgets.

9. New Business:

Approval of IRC Reports – April 11 and May 9, 2011

MOTION:

Mr. Mosley made a motion to approve IRC reports. Mr. Harley seconded the motion which carried unanimously.

10. Application Appearances:

Julian M. Hill, Jr.

The Commission held an Application Hearing regarding Mr. Hill. Mr. Hill appeared before the Commission to present testimony and waived his right to Counsel.

MOTION:

Mr. Edwards made a motion to go into executive session. Mr. Mosley seconded the motion which was carried unanimously.

MOTION:

Mr. Mosley made a motion to return to public session. Mr. Biggers seconded the motion which was carried unanimously.

MOTION:

Mr. Mosley made a motion to allow Mr. Hill to sit for the real estate examination. Mr. Harley seconded the motion which was carried unanimously.

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

11. Application Appearances:

John H. Jefferson

The Commission held an Application Hearing regarding Mr. Jefferson. Mr. Jefferson appeared before the Commission to present testimony and waived his right to Counsel.

MOTION:

Mr. Edwards made a motion to go into executive session. Ms. Takacs seconded the motion which was carried unanimously.

MOTION:

Ms. Takacs made a motion to return to public session. Mr. Mosley seconded the motion which was carried unanimously.

Chairman Cox stated that the Board requires additional information before arriving at a decision. Applicant is to appear at a future application hearing to provide such information. Required additional information: Certificate of Release of Probation, provide clarification regarding application question #11 answered "NO," and detailed information concerning practicing real estate without a license. Board suggested that employer-home builder and applicant's wife to appear as witnesses at next hearing.

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

12. Date of Next Meeting:

Real Estate Commission Disciplinary Hearings will meet July 13, 2011 at 10:00am.

13. Adjournment:

The meeting of the SC Real Estate Commission adjourned at 1:15pm.