

1 **MINUTES**

2 **South Carolina Real Estate Commission**

3 **Wednesday, February 19, 2020- 10:00am**

4 Synergy Business Park, Kingstree Building, Conference Room 105

5 110 Centerview Drive, Columbia, South Carolina 29210

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7 **Meeting Called to Order:**

8 Chair Pratt called the meeting of the South Carolina Real Estate Commission to order at 10:00
9 a.m. Board members participating in this meeting included:

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11 Candace Pratt – Chair - 1st Congressional District
12 Andy Lee – Vice Chair - 3rd Congressional District
13 David C. Lockwood, III - 2nd Congressional District
14 David Burnett - 4th Congressional District
15 John Rinehart - 5th Congressional District
16 Janelle Mitchell - 6th Congressional District
17 Brown Bethune – 7th Congressional District
18 Johnathan Stackhouse - Public Member
19 Wayne Poplin - At-Large Member
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21 Staff members participating during the meeting included Roderick Atkinson, Board
22 Administrator; Gina Sams, Administrative Assistant; Gigi Lewis, Office of Advice Counsel;
23 Rodney Pigford, Office of Investigations and Enforcement.
24

25 **Public Notice:**

26 Chair Pratt announced that public notice of this meeting was properly posted at the S.C. Real
27 Estate Commission Office, Synergy Business Park, Kingstree Building, and provided to all
28 requesting persons, organizations, and news media in compliance with Section 30-4-80 of the
29 South Carolina Freedom of Information Act.
30

31 **Pledge of Allegiance:**

32 The Pledge of Allegiance was recited by all present.
33

34 **Invocation:**

35 Invocation was offered by Commissioner Rinehart.
36

37 **Approval of Absences:**

38 There was no action taken.
39

40 **MOTION**

41 Mr. Bethune motioned to approve the Agenda, Mr. Poplin seconded the motion, the motion
42 carried unanimously.
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46 *(This proceeding was recorded by a court reporter in order to produce a verbatim transcript if*
47 *requested in accordance with the law.)*

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Approval of the Meeting Minutes from December 11-12, 2019

MOTION

Mr. Lockwood motioned to approve the Meeting Minutes from the December 11, 2019 meeting, Mr. Lee seconded the motion, and the motion carried unanimously.

MOTION

Mr. Lockwood motioned to approve the Meeting Minutes from the December 12, 2019 meeting, Mr. Lee seconded the motion, and motion carried unanimously.

Chair's Remarks:

Candace Pratt

Chair Pratt announced the Commission would likely not have its scheduled meeting for March 2020, but it could possibly end up being a teleconference meeting instead, due to their not being a high volume of hearings to come before the Commission.

Administrator's Remarks:

Rod Atkinson

1. Licensure Update as of February 6, 2020

• Broker	5170
• Broker in Charge	7662
• Property Manager	1746
• Property Manager in Charge	1315
• Salesman	29205
TOTAL ACTIVE	45,143
• Inactive Broker	1619
• Inactive Property Manager	783
• Inactive Salesman	7667
TOTAL INACTIVE	10,059

TOTAL CURRENT LICENSES

AS OF 2/6/2020 55,202

- 2. Budget Update** –The budget reports for December 2019 and January 2020 were presented for information purposes only
- 3. Statement of Economic Interest Filings** – Mr. Atkinson reminded Commissioners to file their 2020 Statement of Economic interest prior to the March 30, 2020 deadline.
- 4. Investigations and Enforcement** – *Rodney Pigford* presented the Commission with an overview of the Office of Investigation and Enforcement (OIE) Report
- 5. IRC Report** - The Commission reviewed the IRC Recommendations Report from January 6, 2020 and February 3, 2020.

99 **MOTION**
100 Mr. Bethune made the motion to approve the IRC Recommendations Report detailing 16
101 Dismissals, 12 Letter of Cautions, and 3 Formal Complaints, Mr. Lee seconded the motion, and
102 the motion carried unanimously.

103
104 Mr. Lockwood requested if Mr. Atkinson could send the Commissioners a copy of standard
105 Letter of Caution template.

106
107 **MOTION**
108 Mr. Lee motioned, Mr. Poplin seconded, to approve the Feb 3, 2020 IRC Recommendations
109 Report detailing 17 Dismissals, 12 Letter of Cautions, and 5 Formal Complaints, and the motion
110 unanimously carried.

111
112 **RECESS/CALL BACK TO ORDER**
113 Chair Pratt called for quick Recess; Chair Pratt called the Meeting back to Order

114
115 **APPLICATION HEARINGS**

116
117 ***Queen Linen***
118 The Commission held an Application Hearing regarding Queen Linen's application to take the
119 South Carolina Real Estate Sales Examination. Ms. Linen appeared before the Commission to
120 present testimony, and was not represented by legal counsel. Discussion ensued.

121
122 **ENTER EXECUTIVE SESSION**

123 **MOTION**
124 Mr. Lockwood motioned to enter Executive Session to receive legal advice. Mr. Bethune
125 seconded the motion, and the motion carried unanimously.

126
127 **EXIT EXECUTIVE SESSION**

128 **MOTION**
129 Mr. Rinehart motioned to exit Executive Session where no votes were taken. Mr. Poplin
130 seconded the motion, which carried unanimously.

131
132 **MOTION**
133 Mr. Burnett motioned to allow Ms. Linen to take the SC Real Estate Sales Examination. Mr. Lee
134 motioned to amend the main motion to include the caveat Ms. Linen would be required to come
135 before the Commission for approval should she desire to take the Broker's Examination for her
136 Broker's License, Mr. Bethune seconded the motion as amended, the Commission voted 5 in
137 favor and 4 opposed (Lockwood, Mitchell, Rinehart, Poplin opposed), and the motion carried.

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140 *requested in accordance with the law.)*

141
142 ***Kendrick Williams***
143 The Commission held an Application Hearing regarding Kendrick Williams's application to take
144 the South Carolina Real Estate Examination. Mr. Williams appeared before the Commission to
145 present testimony, and was not represented by legal counsel. Discussion ensued.

146
147 **ENTER EXECUTIVE SESSION**

148 **MOTION**

149 Mr. Bethune motioned to enter Executive Session to receive legal advice. Mr. Poplin seconded
150 the motion, and the motion carried unanimously.

151

152 **APPLICATION HEARINGS**

153

154 **EXIT EXECUTIVE SESSION**

155 **MOTION**

156 Mr. Bethune motioned to exit Executive Session where no votes were taken. Mr. Stackhouse
157 seconded the motion, which carried unanimously.

158

159 ***Kendrick Williams***

160 Mr. Lee made a motion to accept Mr. Williams request to take the SC real estate sales
161 examination. Mr. Rinehart seconded the motion, which carried unanimously.

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163 **MOTION**

164 Mr. Bethune motioned, to approve Mr. Kendrick Williams to take the SC Real Estate
165 Examination once Mr. Williams can submit proof of completion of criminal probation and
166 restitution payments. Ms. Mitchell seconded the motion, with a vote of seven in favor and two
167 against (Mr. Lockwood and Rinehart), the motioned carried.

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170 *requested in accordance with the law.)*

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172 ***Dwayne Ford***

173 The Commission held an Application Hearing regarding Dwayne Ford's application to take the
174 South Carolina Property Manager Examination. Mr. Ford appeared before the Commission to
175 present testimony, and was not represented by legal counsel.

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177 **MOTION**

178 Ms. Mitchell motioned to approve of Mr. Ford taking the Property Manger's Examination, Mr.
179 Bethune seconded the motion, and the motion carried unanimously.

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182 *requested in accordance with the law.)*

183

184 **RECESS/CALL BACK TO ORDER**

185 Chair Pratt called for quick Recess; Chair Pratt called the Meeting back to Order

186

187 ***Ronnise K. Ellison***

188 The Commission held an application hearing regarding Ronnise K. Ellison's application to take
189 the South Carolina Real Estate Examination. Ms. Ellison appeared before the Commission to
190 present testimony, and was not represented by legal counsel.

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192 **MOTION**

193 Mr. Lockwood motioned to approve Ms. Ellison taking the South Carolina Salesman Real Estate
194 Examination, Mr. Poplin seconded the motion and the motioned carried unanimously.

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

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200 ***Karen Chastain Webb***
201 The Commission held an Application Hearing regarding Karen Chastain Webb's application to
202 take the South Carolina Property Manager Examination. Ms. Webb appeared before the
203 Commission to present testimony, and was not represented by legal counsel.

204

205 **MOTION**

206 Mr. Lockwood motioned to approve Ms. Webb taking the South Carolina Salesman Property
207 Manager Examination, Mr. Stackhouse seconded the motion, which carried unanimously.

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211

212 ***Victor Santana Sanchez***

213 Applicant, Mr. Victor Santana Sanchez, stepped away momentarily; Chair Pratt called Mr.
214 Sanchez before the Commission after Mr. Benjamin Thurlow.

215

216 ***Benjamin Thurlow***

217 The Commission held an Application Hearing regarding Benjamin Thurlow's application to take
218 the South Carolina Real Estate Salesman Examination. Mr. Thurlow appeared before the
219 Commission to present testimony, and was not represented by legal counsel.

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221 **MOTION**

222 Mr. Bethune motioned to approve Mr. Thurlow taking the South Carolina Salesman Real Estate
223 Examination, Mr. Rinehart seconded the motion, which carried unanimously.

224

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226 *requested in accordance with the law.)*

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228 ***Victor Santana Sanchez***

229 The Commission held an Application Hearing regarding Victor Santana Sanchez's application to
230 take the South Carolina Real Estate Property Manager Examination. The Commission received
231 sworn testimony from Mr. Sanchez and received sworn witness testimonies from Mr. Joseph
232 Wallace, and Ms. Vivian Hurtado. Mr. Sanchez was not represented by legal counsel.

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234 **MOTION**

235 Mr. Lockwood motioned to approve Mr. Sanchez to take the South Carolina Property Manager
236 Examination, Mr. Burnett seconded the motion and the motion carried unanimously.

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238 ***Robert Hunter Boyd***

239 The Commission held an application hearing regarding Robert Hunter Boyd's application to take
240 the South Carolina Real Estate Salesman Examination. Mr. Boyd appeared before the
241 Commission where he and his Father, Mr. Tim Greer, provided sworn testimonies. Mr. Boyd was
242 not represented by legal counsel.

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244 **MOTION**

245 Mr. Stackhouse motioned to approve Mr. Boyd taking the South Carolina Salesman Real Estate
246 Examination motioned, Mr. Bethune seconded the motion, and the motion carried unanimously.

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251 ***Jon Paul Dean***
252 The Commission held an Application Hearing regarding Jon Paul Dean’s application to take the
253 South Carolina Real Estate Salesman Examination. Mr. Dean appeared before the Commission
254 and presented his sworn testimony and received sworn witness testimony from Mr. Thomas
255 Jones. Mr. Dean was not represented by legal counsel.

256
257 **ENTER EXECUTIVE SESSION**

258 **MOTION**

259 Mr. Burnett motioned to enter Executive Session to receive legal advice. Mr. Rinehart seconded
260 the motion, and the motion carried unanimously.

261

262 **EXIT EXECUTIVE SESSION**

263 **MOTION**

264 Mr. Bethune motioned to exit Executive Session where no votes were taken. Mr. Lee seconded
265 the motion, which carried unanimously

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267 **MOTION**

268 Mr. Stackhouse motion to approve Mr. Dean to take the South Carolina Real Estate Examination
269 Salesman, Mr. Lee seconded the motion, and the motion carried with a vote of 8 in favor and 1
270 opposed (Mr. Rinehart opposing).

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

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275 ***Sara Denise Hiers***

276 The Commission held an Application Hearing regarding Sara Denise Hiers’s application to take
277 the South Carolina Real Estate Salesman Examination. The Commission received sworn
278 testimony from Ms. Hiers as well as sworn witness testimony from Mr. Cory Galloway. Ms.
279 Hiers was not represented by legal counsel.

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281 **MOTION**

282 Mr. Bethune motioned to approve for Ms. Sara Denise Heirs to take the South Carolina Real
283 Estate Salesman Examination, Mr. Lockwood seconded the motion, which carried unanimously.

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289 **NEW BUSINESS**

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291 **1. Hybrid Delivery Model for Real Estate Education- Muddasir Katchi (Fortune**
292 **Academy)**

293 Administrator, Mr. Roderick Atkinson, addressed the Commission on this subject of
294 virtual classroom solutions and introduced Mr. Muddasir Katchi to provide insight on the
295 matter of their processes for online training. Discussion ensued and the following action
296 was taken:

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MOTION

Mr. Poplin motioned to move forward on this matter upon further review via submission to the Real Estate Commission’s Education Coordinator, Joi Middleton. The course delivery method must have ARELLO/IDECC Certification to meet the distance education standards and a 30 student limitation. Mr. Stackhouse seconded the motion, the motioned carried with the Commission voting 8 in favor and 1 abstention. (Mr. Rinehart Abstained)

Mr. Lockwood excused himself from the meeting at 4:17 pm

UNFINISHED BUSINESS

1. BIC Notification of Complaints

Discussions were held on this matter and no action was taken.

Mr. Stackhouse excused himself from the meeting at 4:34 pm

EXECUTIVE SESSION

The Commission did not enter into Executive Session.

PUBLIC COMMENTS

There were no comments received.

ADJOURNMENT

MOTION

On motion of Mr. Lee, seconded by Ms. Mitchell, the Commission voted to adjourn (Mr. Lockwood and Mr. Statehouse were absent). Time of adjournment 4:39 p.m.

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