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**Approval of Agenda**

**MOTION**

On the motion of Mr. Burnett, seconded by Ms. Pratt, the Commission voted unanimously in favor to approve the February 17, 2021, Agenda with the revision of moving the item one “1. Commission Input Regarding Potential Disclosure Form Legislation” from “Administrator’s Remarks” and placing the topic as item five under “New Business”.

**Approval of Minutes – January 20, 2021**

**MOTION**

On the motion of Mr. Lockwood, seconded by Mr. Rinehart, the Commission voted unanimously in favor to approve the Commission’s February 17, 2021, meeting minutes. The motion passed.

**Chair’s Remarks– (Andy Lee)**

Chair Lee forwent providing remarks.

**Administrator’s Remarks – (Rod Atkinson)**

Mr. Atkinson recognized Mr. Rodney Pigford with the Office of Investigations and Enforcement for the purpose of providing time for Mr. Pigford to present the following report:

**IRC Report – 3/9/2021 – (Rodney Pigford)**

For the Commission’s consideration of approval, Mr. Rodney Pigford with the Office of Investigations and Enforcement presented the IRC Report from its March 9, 2021, meeting. Mr. Pigford reported the IRC’s recommendations were for 32 cases, which consisted of 23 Dismissals, 6 Letters of Caution, and 3 Formal Complaints

**MOTION**

On the motion of Ms. Pratt, seconded by Ms. Mitchell, the Commission voted unanimously in favor to approve all categories of the March 9, 2021, IRC recommendations. The motion passed.

**IRC EXPLANATION**

Mr. Atkinson provided a brief explanation of the IRC and its role. He explained the IRC (Investigative Review Committee) as being part of the investigative process, where it presents the conclusions of investigations. He explained, once the investigator(s) complete an investigation where all documents and evidence have been gathered, an investigation summary is generated and reviewed by the committee. The committee then reviews all documents, and a summary of their findings and recommendations are then presented to the South Carolina Real Estate Commission. Their recommendation(s) include formal complaints, dismissals or letters of caution.

Mr. Atkinson stated the IRC consists of professional members selected by the Commission and the Commission has the ability to appoint members as it determines

94 necessary. The provision of law under which the IRC is formed is S.C. Code of Laws 40-  
95 1-90.

96

97 **Disciplinary Hearings**

98

99 **Joan Hazelton (MOA)**

100

101 Chair Lee opened the hearing and confirmed the presence of the Respondent, Ms. Joan  
102 Hazelton. The hearing was held to consider the charges in the Memorandum of  
103 Agreement and Stipulation of Facts.

104

105 The identities of Ms. Hazelton and her witness, Ms. Leslie Turner, and the Respondent's  
106 legal counsel, Mr. G. Hamlin O'Kelley III with Buist Byers & Taylor, LLC in Mt.  
107 Pleasant, South Carolina were affirmed by the Court Reporter via Government Issued  
108 IDs; and thereafter, Ms. Hazelton and Ms. Turner were sworn in.

109

110 Mr. Rowland Alston, representative of the State with the Office of Disciplinary Counsel,  
111 presented the State's case, and reported the allegation of violation of S.C. Ann 40-57-710 (A)  
112 (24) (2017 Supp.) as presented in the Memorandum of Agreement And Stipulation of Facts, and  
113 asked for a public reprimand, accordingly.

114

115 Mr. O'Kelley, legal counsel for the Respondent, presented their case explaining timelines and the  
116 common practices of the area. He stated, he along with Ms. Hazelton, and Ms. Turner were  
117 present to answer questions the Commission would have concerning this case.

118

119 Both representatives concluded their presentations to the Commission; and upon discussions the  
120 following actions were taken:

121

122 **Executive Session- Convened 10:48 a.m.**

123

124 **MOTION**

125 On the motion of Mr. Bethune, seconded by Mr. Burnett, the Commission voted  
126 unanimously in favor to enter into Executive Session for the purpose of receiving legal  
127 advice.

128

129 **Executive Session- Reconvened 11:17 a.m.**

130

131 **MOTION**

132 On the motion of Mr. Lockwood, seconded by Ms. Mitchell, the Commission voted  
133 unanimously in favor to exit from Executive Session where legal advice was received,  
134 and no actions were taken.

135

136 **MOTION**

137 Mr. Rinehart motioned to accept the Memorandum of Agreement and Stipulation of  
138 Facts, and to approve a public reprimand be issued due to Ms. Hazelton violation of the  
139 South Carolina Real Estate Practice Act, S.C. Code Ann 40-57-710 (A) (24) (2017 Sup.).  
140 Mr. Burnett seconded the motion, and the Commission voted unanimously in favor to the  
141 motion. The motion passed.

142

**For the Record:**

143 Mr. Rinehart stated an Association had a form that was misleading; however, this does  
144 not change the fact of the action of the Respondent was in violation of the South Carolina  
145 Real Estate Licensing Law.

146

## 147 **New Business**

148

### 149 **1. Remote Proctoring PSI**

150

151 Mr. Atkinson reported that PSI reached out regarding offering the new option of remote  
152 proctoring for licensing exams. Mr. Atkinson explained the procedures and precautions  
153 taken by PSI to provide this option. Mr. Atkinson addressed the various concerns related  
154 to virtual proctoring, and inquired on the Commissions position on the new option of  
155 Remote Proctoring by PSI..

156

### 157 **2. Extension of Virtual Classroom Education Requests**

158

159 Mr. Atkinson addressed the requests received by classroom providers for an extension to  
160 offer their courses by virtual webinars beyond the previously approved date of June 30,  
161 2021.

162

163 Instructors Melissa Sprouse-Brown and Vonnie Judge spoke regarding their experiences  
164 with virtual classroom education during the past year.

165

166 Discussions were held on the above referenced items, and the following actions were  
167 taken:

168

#### 169 **MOTION**

170 On the motion of Mr. Rinehart, seconded by Mr. Poplin, the Commission voted  
171 unanimously in favor to extend the virtual classroom education until December 31, 2021.  
172 The motion passed.

173

#### 174 **MOTION**

175 On the motion of Mr. Burnett, seconded by Ms. Pratt, the Commission voted  
176 unanimously in favor to not allow Remote Proctoring by PSI for Exams. The motioned  
177 passed.

178

### 179 **3. SC Residential Property Condition Disclosure Form- Roofing Disclosure**

180

181 Mr. Atkinson reported Commissioner Burnett's wish to address the subject matter of the  
182 SC Residential Property Condition Disclosure Form concerning the issue of Roofing  
183 Disclosure Section of the form.

184

185 Mr. Burnett recommended changing the language for said form for better clarification of  
186 reporting and disclosing information concerning the subject of roofing system repairs or  
187 modifications. Mr. Burnett's recommendation was to change the wording of the below  
188 referenced section by removing the word "*modified*" from Section II 7.A.; and, add the  
189 wording "*and modification with date(s)*" to Section II 7.B, as referenced below:

190

191 7. Foundation, slab, fireplaces, chimneys, wood stoves, floors, basement,  
192 windows, driveway, storm windows/screens, doors, ceilings, interior walls,  
193 exterior walls, sheds, attached garage, carport, patio, deck, walkways, fencing, or  
194 other structural components including modifications.

195  
196 A. Approximate year that current roof covering was installed ~~or modified~~:\_\_.  
197 Approximate year structure was built:\_\_\_

198  
199 B. During your ownership, describe any known roof system leaks, and repairs  
200 **and/or modifications with date(s):**\_\_

201  
202 **MOTION**

203 On the motion of Mr. Burnett, seconded by Ms. Mitchell, the Commission voted  
204 unanimously in favor to update the SC Residential Property Condition Disclosure Form  
205 and for said changes to be completed by May 1, 2021. The motion passed

206  
207 **4. Property Managers and CE**

208  
209 Mr. Atkinson addressed the matter of Property Managers and CE, whereby Property  
210 Managers are not required to obtain continuing education courses. Mr. Atkinson reported  
211 Commissioner Burnett had requested to review this matter with the Commission.

212  
213 Upon discussions on the above reference subject, Mr. Smallwood with the South Carolina  
214 Association of Realtors, agreed to take this matter to their Legislative Committee and  
215 report their remarks to the Commission by the next meeting. Mr. Atkinson  
216 recommended inviting another stakeholder, Capital Consultant, to be included in on the  
217 discussion of this matter, and agreed to place this subject on a meeting agenda in the near  
218 future.

219  
220 **Unfinished Business**

221  
222 **1. 2021 Pending Legislation**

223  
224 Mr. Atkinson provided a brief update on pending legislative items; and upon discussions, no  
225 actions were taken.

226  
227 **2. Renewal Background Checks/Fingerprinting Update**

228  
229 Mr. Atkinson provided an update on the internal and external requirements for the  
230 implementation of the required background check with fingerprinting for the upcoming renewal  
231 cycle. Discussions were held and the following actions were taken.

232  
233  
234 **Executive Session**

235 **Executive Session- Convened 12:22 p.m.**

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237 **MOTION**

238 On the motion of Mr. Burnett, seconded by Ms. Rinehart, the Commission voted  
239 unanimously in favor to enter into Executive Session for the purpose of receiving legal  
240 advice.

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**Executive Session- Reconvened 12:57 p.m.**

**MOTION**

On the motion of Ms. Pratt, seconded by Mr. Burnett, the Commission voted unanimously in favor to exit from Executive Session where legal advice was received, and no actions were taken.

**New Business (continued)**

**5. Commission Input Regarding Potential Disclosure Form Legislation:**

Ms. Katie Phillips with the LLR Governmental Affairs Office came before the Commission to receive the Commission's input to a constituent inquiry for a legislative change regarding agricultural use of adjacent properties being disclosed in the SC Residential Property Condition Disclosure Statement.

Discussions were held on the subject. Commissioners expressed concerns about adding disclosure regarding adjacent properties to the disclosure form. No formal action was taken.

**Public Comments**

-Mr. Preston Young a local real estate licensee addressed the Commission on a wording issue with the South Carolina Property Condition Disclosure Form. He reported line item number twenty "*20. Problems caused by fire, smoke, or water to the property during your ownership*". Mr. Young requested for the Commission to consider modifying the language "during your ownership".

Chair Lee suggested reviewing this time and perhaps to place this this matter on a future agenda and no actions were taken.

Mr. Austin Smallwood with the South Carolina Association of Realtors came before the Commission to clarify a few items from previously discussed items as well as regarding the renewal process.

Mr. Smallwood also requested for the Commission to consideration including Fair-housing Education into the SC Real Estate Commission's Education Regulations.

Discussion were held and no actions were taken.

**Adjournment**

**MOTION**

On the motion of Ms. Pratt, seconded by Mr. Lockwood, the Commission voted unanimously in favor to adjourn. Time of Adjournment was at 1:34 p.m.