

46 **Approval of Excused Absences**

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48 On the motion of Ms. Pratt, seconded by Mr. Stackhouse, the Commission voted
49 unanimously in favor to excuse the absences of Commissioner Janelle Mitchell and
50 Commissioner David C. Lockwood.

51

52 **Approval of Agenda**

53

54 **MOTION**

55 On the motion of Mr. Rinehart, seconded by Ms. Pratt, the Commission voted
56 unanimously in favor to approve the August 19, 2021 agenda. The motion passed.

57

58 **Approval of Minutes- June 16th, 2021**

59

60 **MOTION**

61 On the motion of Mr. Stackhouse, seconded by Mr. Bethune, the Commission voted
62 unanimously in favor to defer the adoption of the June 16, 2021 meeting minutes until the
63 next Commission meeting. The motion passed.

64

65 **Chair's Remarks- (Andy Lee)**

66

67 Chairman Lee welcomed Commissioner Gary A. Pickren to the Commission.

68

69 **Administrator's Remarks- (Roderick Atkinson)**

70

71 Mr. Atkinson recognized Mr. Pigford to present the IRC Report(s).

72

73 **IRC Report- June 9, 2021, and August 5, 2021 (Rodney Pigford)**

74

75 Advice Counsel recognized Mr. Pickren and announced Mr. Pickren would be recusing
76 himself from Mr. Pigford's presentation of the following 2 cases. Mr. Pickren stepped
77 out from the meeting while Mr. Pigford presented Cases 2021-21 and 2021-98 to the
78 Commission for their consideration.

79

80 Mr. Pigford stated there were 2 cases from the June 9, 2021 IRC Report being brought
81 back before the Commission for their reconsideration. Mr. Pigford explained the IRC
82 recommendation for Cases 2021-21 and Case 2021-98 were brought before the
83 Commission for their consideration at the June 16, 2021 Commission meeting. At the
84 time Mr. Pickren, who was new to the Commission, inadvertently voted on the 2 cases, in
85 which he had previously been the Respondent's legal counsel. Mr. Pigford stated there
86 had not been any identifying information on the June 9, 2021 IRC Report.

87

88 **MOTION**

89 On the motion of Mr. Stackhouse, seconded by Ms. Pratt, the Commission voted in favor
90 to reconsider and to approve the recommendations for Cases 2021-21 and 2021-98 from
91 the June 9, 2021 IRC Report. Mr. Pickren was recused, and the motion passed.

92

93

94 [Mr. Pickren returned to the meeting.]

95

96 Mr. Pigford presented the August 5, 2021 IRC meeting recommendation. The IRC's
97 recommendations to the Commission were for approval of 10 cases, consisting of 3
98 Dismissals, 2 Formal Complaint, and 5 Letters of Caution.

99

100 **MOTION**

101 On the motion of Mr. Rinehart, seconded by Mr. Bethune, the Commission voted
102 unanimously in favor to approve all categories of the August 5, 2021 IRC
103 recommendations. The motion passed.

104

105 **ARELLO Annual Conference (Orlando, Florida Sept. 15-19, 2021)**

106

107 Mr. Atkinson reported on the upcoming ARELLO Annual Conference and announced
108 there was a deadline at the end of the month to have those registered who would be
109 attending. He requested the Commission to vote on the number of attendees.

110

111 The following action was taken:

112

113 **MOTION**

114 On the motion of Ms. Pratt, seconded by Mr. Pickren, the Commission voted
115 unanimously in favor to approve 2 commission members and 1 staff member to attend the
116 ARELLO Annual Conference to be held September 15-19, 2021. The motion passed.

117

118 **ARELLO Mid-Year Meeting Report (John Rinehart)**

119

120 For informational purposes, Mr. Rinehart provided a brief overview of the topics
121 addressed at the 2021 ARELLO Mid-Year Conference Meeting.

122

123 Discussions were held, and no actions were taken.

124

125 **Licensing Update**

126

127 Mr. Atkinson reported on the number of licensees with the South Carolina Real Estate
128 Commission. The report included the totals for active and inactive licensees, which
129 together totaled 60, 242 as of August 11, 2021.

130

131 **ODC Case Report**

132

133 For informational purposes only, Mr. Atkinson recognized Mr. Rowland Alston to
134 provide a status report on the progress of the cases in the Office of Disciplinary
135 Council/ODC.

136

137 Discussions were held, and no actions were taken.

138

139

140

141

142 **Renewal Background Checks Update**

143

144 Mr. Atkinson provided the Commission with an update on the Renewal Background
145 Check process.

146

147 Discussions were held, and no actions were taken.

148

149 **RECESS- 11:18 a.m. until 11:30 a.m.**

150

151 Chairman Lee called for recess and thereafter resumed the meeting in accordance with
152 the agenda.

153

154 **Application Hearings**

155

156 Chairman Lee opened the application hearings.

157

158 **Sarah Catherine Bezpalko**

159

160 The Commission held the application hearing regarding Ms. Sarah Catherine Bezpalko's
161 application to take the South Carolina Salesperson Exam. Ms. Bezpalko appeared before
162 the Commission where her identity was affirmed by the Court Reporter via Government-
163 Issued ID. Ms. Bezpalko confirmed she would not be represented by legal counsel, and
164 there would not be any witness testimony presented.

165

166 Ms. Bezpalko was sworn in, and thereafter presented her testimony to the Commission.

167

168 Mr. Atkinson was sworn in and testified that he had received documentation supporting
169 that Respondent had fully paid her fines.

170

171 Discussions were held, and the following actions were taken:

172

173 **Executive Session- Convened 11:43 a.m.**

174

175 **MOTION**

176 On the motion of Ms. Pratt, seconded by Mr. Stackhouse, the Commission voted
177 unanimously in favor to enter into Executive Session for the purpose of receiving legal
178 advice.

179

180 **Meeting reconvened 11:48 a.m.**

181

182 **MOTION**

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

186

187 **MOTION**

188 On the motion of Mr. Stackhouse, seconded by Mr. Rinehart, the Commission voted
189 unanimously in favor to approve Ms. Bezpalko's application to take the South Carolina
190 Salesperson Examination. The motion passed.

191

192 **Samuel Blackmon**

193

194 The Commission held the application hearing regarding Mr. Samuel Blackmon's
195 application to take the South Carolina Salesperson Examination. Mr. Blackmon appeared
196 before the Commission where his identity was affirmed by the Court Reporter via
197 Government-Issued ID. Mr. Blackmon confirmed he would not be represented by legal
198 counsel, and there would not be any witness testimony presented.

199

200 Mr. Blackmon was sworn in, and thereafter presented his testimony to the Commission.
201 Discussions were held, and the following action was taken:

202

203 **MOTION**

204 On the motion of Mr. Bethune, seconded by Ms. Pratt, the Commission voted
205 unanimously in favor to approve Mr. Blackmon's application to take the South Carolina
206 Salesperson Examination. The motion passed.

207

208 **Madison Ann Thomas**

209

210 The Commission held the application hearing regarding Ms. Madison Ann Thomas'
211 application to take the South Carolina Salesperson Examination. Ms. Thomas appeared
212 before the Commission where her identity was affirmed by the Court Reporter via
213 Government-Issued ID. Ms. Thomas confirmed she would not be represented by legal
214 counsel, and there would not be any witness testimony presented.

215

216 Ms. Thomas was sworn in, and thereafter presented her testimony to the Commission.
217 Discussions were held, and the following action was taken.

218

219 **MOTION**

220 On the motion of Mr. Pickren, seconded by Mr. Bethune, the Commission voted
221 unanimously in favor to approve Ms. Thomas' application to take the South Carolina
222 Salesperson Examination. The motion passed.

223

224 **David E. Wilson**

225

226 The Commission held the application hearing regarding Mr. David E. Wilson's
227 application to take the South Carolina Salesperson Examination. Mr. Wilson appeared
228 before the Commission where his identity was affirmed by the Court Reporter via
229 Government-Issued ID. Mr. Wilson confirmed he would not be represented by legal
230 counsel, and there would not be any witness testimony presented.

231

232 Mr. Wilson was sworn in, and thereafter Advice Counsel Kyle Tennis advised the
233 Commission of going into a closed application hearing for Mr. Wilson. The following
234 actions were taken:

235

236 **Closed Application Hearing-12:25 p.m.**

237

238 On the motion of Ms. Pratt, seconded by Mr. Rinehart, the Commission voted
239 unanimously in favor to enter into a closed application hearing for the purpose of
240 receiving Mr. Wilson's testimony.

241

242 **Executive Session- Convened 12:37 p.m.**

243

244 **MOTION**

245 On the motion of Mr. Pickren, seconded by Ms. Pratt, the Commission voted
246 unanimously in favor to enter into Executive Session for the purpose of receiving legal
247 advice.

248

249 **Meeting reconvened 12:46 p.m.**

250

251 **MOTION**

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

255

256 **MOTION**

257 On the motion of Mr. Rinehart, seconded by Ms. Pratt, the Commission voted
258 unanimously in favor to allow Mr. Wilson to take the SC Real Estate Salesperson Exam
259 under the following condition: that he be required to appear before the Commission prior
260 to making any upgrades or changes to his license. The motion passed.

261

262 **Exit Closed Application Hearing and return to open session - 12:49 p.m.**

263

264 On the motion of Mr. Stackhouse, seconded by Mr. Bethune, the Commission voted
265 unanimously in favor to exit the closed application hearing, return to open session, and to
266 take a 10 or 15 minute break.

267

268 Chairman Lee called the meeting back to order at 1:23 p.m.

269

270 **New Business**

271

272 **LLR Finance Presentation**

273

274 Finance Director Abhijit Deshpande appeared before the Commission to present an
275 overview of current and projected financials for the South Carolina Real Estate
276 Commission. The presentation was given for informational purposes only. Discussions
277 were held and no action was taken.

278

279 **Licensee Handling of Trust Funds**

280

281 This subject was placed on the agenda for discussions between Commissioners regarding
282 the language in the practice act for the handling of trust funds. Mr. Pickren addressed the
283 issues relating to said subject matter.

284

285 Additional discussions were held on adding the topic of Licensee Handling of Trust
286 Funds to any upcoming newsletter the Commission would put together.

287

288 **Unfinished Business**

289

290 **Buyer "Love Letters"**

291

292 Mr. Atkinson reported this could be another newsletter item if the Commission wished to
293 give some direction, due to the fair housing issues relating to this topic and for the
294 purpose of cautioning licensees of issues that might be rising in the real estate industry.

295

296 Commissioner Rinehart recommended Mr. Atkinson speak with legal counsel of the
297 North Carolina Real Estate Commission for the purpose of the South Carolina Real
298 Estate Commission's consideration of following North Carolina's lead on the issue.

299

300 Chairman Lee requested Mr. Rinehart to assist Mr. Atkinson on this matter as well.

301

302 **Wholesaling**

303

304 Mr. Atkinson reported Oklahoma had addressed the issue of wholesaling through a
305 legislative change through their creation of legislation HB1148, which requires
306 individuals engaged in real estate wholesaling to be licensed in Oklahoma to protect the
307 public.

308

309 Discussions were held regarding wholesaling in South Carolina, including that the
310 existing statutes, specifically S.C. Code Ann. § 40-57-30 and 40-57-240 appeared to
311 address the issues at hand without the need to recommend changes in legislation or
312 promulgate regulations. Following, no formal action was necessary on behalf of the
313 Commission.

314

315 **Nicknames**

316

317 Mr. Atkinson provided an update on the progress made with the configurations of
318 computer fields which would provide the ability to enter the data necessary to join the
319 registered nickname(s) to licensee(s) in the system as well as in the printing abilities on
320 licensing cards.

321

322 Mr. Atkinson inquired on receiving the Commission's guidance to develop the
323 parameters of the nickname allowance for the purposes of bringing a recommendation
324 before the Commission for consideration. Mr. Atkinson and Advice Counsel provided
325 that they would work on putting together documents regarding licensee submission of
326 nicknames, including nickname parameters, to be presented at the next Commission
327 meeting.

328

329 **Executive Session**

330

331 Executive Session was not required.

332

333 **Public Comments.**

334

335 There were no public comments presented.

336

337 **Adjournment**

338

339 **MOTION**

340 On the motion of Mr. Bethune, seconded by Ms. Pratt, the Commission voted
341 unanimously in favor to adjourn. Time of adjournment was 2:28 p.m.