

1 **MINUTES**

2 **South Carolina Real Estate Commission**

3 **Synergy Business Park, Kingstree Building,**

4 **110 Centerview Drive, Columbia, South Carolina 29210**

5 **Wednesday, November 17, 2021, 10:00 a.m.**

6
7 **Meeting Called to Order**

8
9 Chair Lee called the meeting of the South Carolina Real Estate Commission to order at
10 10:00 a.m. and announced that public notice of this Meeting had been properly posted at
11 the S.C. Real Estate Commission Office, Synergy Business Park, Kingstree Building, the
12 Commission's website, and was provided to all requesting persons, organizations, and
13 news media in compliance with Section 30-4-80 of the South Carolina Freedom of
14 Information Act.

15
16 **Roll Call of Commission Members and Staff**

17
18 Commission Members and staff participating in the meeting included:

19
20 **Commission Members**

21
22 Andy Lee - Chair - 3rd Congressional District
23 David C. Lockwood, III - Vice Chair - 2nd Congressional District
24 Candace Pratt - 1st Congressional District
25 David Burnett - 4th Congressional District
26 John Rinehart - 5th Congressional District
27 Janelle Mitchell - 6th Congressional District
28 Johnathan Stackhouse - Public Member
29 Gary A. Pickren - At Large Member
30

31 **Invocation**

32
33 Mr. Rinehart gave the invocation.
34

35 **Pledge of Allegiance**

36
37 The Pledge of Allegiance was recited by all present.
38

39 **Approval of Excused Absences**

40
41 **MOTION**

42 On the motion of Mr. Lockwood, seconded by Ms. Pratt, the Commission voted
43 unanimously in favor to excuse the absence of Commissioner Brown Bethune.
44
45

46 **Staff Members**

47

48 Staff members participating during the meeting included Roderick Atkinson, Board
49 Administrator; Gina Sams, Administrative Assistant; Hardwick Stuart, Office of Advice
50 Counsel; Rodney Pigford with the Office of Investigations and Enforcement; and
51 Rowland Alston with the Office of Disciplinary Counsel.

52

53 **Approval of Agenda**

54

55 **MOTION**

56 On the motion of Mr. Rinehart, seconded by Ms. Pratt, the Commission voted
57 unanimously in favor to approve the November 17, 2021 agenda. The motion passed.

58

59 **Approval of Minutes- October 20, 2021**

60

61 **MOTION**

62 On the motion of Mr. Lockwood, seconded by Ms. Pratt, the Commission voted
63 unanimously in favor to adopt the Commission's October 20, 2021 meeting minutes, with
64 a correction to line 301 to change the word "approval" to "approve." The motion passed.

65

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

67

68 Chairman Lee forewent providing remarks.

69

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

71

72 Mr. Atkinson recognized Mr. Pigford to present the IRC Report.

73

74 **IRC Report- November 2, 2021 (Rodney Pigford)**

75

76 Mr. Pigford presented the November 2, 2021 IRC meeting recommendations. The IRC's
77 recommendations were for the Commission to approve 16 cases, which consisted of 9
78 Dismissals, 1 Formal Complaint, and 6 Letters of Caution.

79

80 **MOTION**

81 On the motion of Ms. Pratt, seconded by Mr. Rinehart, the Commission voted in favor to
82 approve all categories of the November 2, 2021 IRC recommendations. The motion
83 passed.

84

85 **ARELLO 22 Leadership Symposium (invitation only) – January 10-12, 2022,**
86 **Scottsdale, Arizona**

87

88 **MOTION**

89 On the motion of Ms. Pratt, seconded by Mr. Pickren, the Commission voted
90 unanimously in favor to approve the attendance of Commissioner Rinehart to the
91 ARELLO 2022 Leadership Symposium. The motion passed.

92

93 **2022 Commission Meeting Dates**

94

95 **MOTION**

96 On the motion of Ms. Pratt, seconded by Mr. Lockwood, the Commission voted
97 unanimously in favor to approve the proposed 2022 Commission meeting dates as
98 presented. The motion passed.

99

100 **Disciplinary Hearings**

101

102 **Darron Woods (MOA)**

103

104 The purpose of the hearing was to consider the Memorandum of Agreement and
105 Stipulation of Facts for Case Number 2020-444. Commissioner Rinehart recused himself
106 from the hearing. Chairman Lee opened the Disciplinary Hearing; and the Respondent
107 Darron Woods was present, sworn in, and was represented by legal counsel Mr. Jay
108 Rinehart.

109

110 Mr. Alston, representative of the State with the Office of Disciplinary Counsel presented
111 the State's case.

112

113 Respondent and his counsel responded to the alleged violations.

114

115 Mr. Alston concluded the State's case and upon discussion the following actions were
116 taken:

117

118 **Executive Session- Convened 11:13 a.m.**

119

120 **MOTION**

121 On the motion of Mr. Stackhouse, seconded by Ms. Mitchell, the Commission voted
122 unanimously in favor to enter into Executive Session for the purpose of receiving legal
123 advice.

124

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

126

127 **MOTION**

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

131

132 **MOTION**

133 On the motion of Mr. Lockwood, seconded by Mr. Pickren, the Commission found that
134 the State had met its burden of proof as to violations of SC Code of Laws sections 40-57-
135 710(A)(16) and (21), specifically sections 40-57-135(E)(1) and (I)(1), and section 40-57-
136 350 (C)(1)(c), and therefore, imposed a public reprimand. Commissioners Stackhouse
137 and Pratt opposed the motion. The motion passed 3-2.

138

139 Following the Commission's decision, Mr. Rinehart returned to the meeting.

140

141 **Onessa Tucker**

142

143 The purpose of the hearing was to consider the allegations for Case Number 2021-166 in
144 a Formal Complaint against Respondent Onessa Tucker. Chairman Lee opened the
145 hearing and confirmed the presence of the Respondent Ms. Tucker. Ms. Tucker was
146 thereafter sworn in.

147

148 Mr. Alston, representative for the State with the Office of Disciplinary Counsel, and Ms.
149 Tucker presented their opening statements.

150

151 Mr. Alston called the State's witnesses, who were sworn in and thereafter presented their
152 testimony to the Commission.

153

154 After hearing from the State's witnesses, Ms. Tucker was provided time to cross-examine
155 the witnesses. After the cross-examination period, Mr. Alston concluded the State's case.

156

157 Ms. Tucker presented her case to the Commission. A recess was called to allow time for
158 exhibits to be copied and provided for the Respondent.

159

160 **RECESS**

161 Chairman Lee called for a 30-minute recess.

162

163 **For the Record**

164

165 Mr. Stackhouse was excused from the meeting as he left during the meeting's recess
166 period.

167

168 Without objection from the State, Respondent's Exhibits were entered into the record.
169 Ms. Tucker testified regarding the exhibits she presented.

170

171 Both the State and Respondent made closing statements.

172

173 **MOTION**

174 On the motion of Mr. Lockwood, seconded by Mr. Rinehart, the Commission voted
175 unanimously in favor that the State had met its burden of proof that violations to SC Code
176 of Laws sections 40-57-710 (A)(5) and (28) and imposed the following discipline: a
177 public reprimand, a \$500 per violation fee, license to be suspended for 2 years and the
178 suspension be stayed with 2 years of probation whereby the licensee will be able to
179 continue to practice unless another violation is proven, and the respondent must take the
180 Unit I Salesperson pre-licensing (60 hours) course within six months from the date of the
181 order.

182

183 **Lester Griffin / Andrea Griffin**

184

185 The purpose of the hearing was to consider the formal complaints in case numbers 2020-
186 483 (Lester Griffin) and 2020-484 (Andrea Griffin). Chairman Lee confirmed the
187 Respondents were not present and no one was appearing on their behalf.

188

189 After presenting evidence that both the Respondents were properly served with notice of
190 the hearing, the Commission moved forward with the disciplinary hearing in their
191 absence.

192

193 Mr. Alston moved to consolidate both disciplinary cases because both involved the same
194 controversy, facts, and allegations, with the exception that one of the respondents was
195 licensed as a property manager-in-charge and the other was licensed as a property
196 manager.

197

198 The Commission agreed for both cases to be combined for presentation purposes.

199

200 Mr. Alston provided his opening remarks and called the State's witnesses, who were
201 sworn and then testified.

202

203 Mr. Alston provided a closing statement.

204

205 **MOTION**

206 On the motion of Mr. Lockwood, seconded by Ms. Mitchell, the Commission voted
207 unanimously that in the matter of Lester Griffin, the State had met its burden of proof for
208 violations of SC Code of Laws sections 40-57-710(A)(5), (A)(11) and (A)(21), and 40-
209 57-510(A)(3). In the matter of Andrea Griffin, the State had met its burden of proof for
210 violations of SC Code of Laws sections 40-57-710(A)(5), (A)(11) and (A)(21), 40-57-
211 135(A)(1) and 40-57-510 (A)(3), and therefore ordered revocation of both Respondents'
212 licenses and a fine of \$500 for each Respondent.

213

214 **Commission Elections**

215

216 **MOTION**

217 On the motion of Ms. Pratt, seconded by Ms. Mitchell, the Commission voted
218 unanimously in favor to re-elect Commissioner Andy Lee to serve as Chairman of the SC
219 Real Estate Commission. The motion passed.

220

221 **MOTION**

222 On the motion of Mr. Rinehart, seconded by Ms. Mitchell, the Commission voted
223 unanimously in favor to re-elect Commissioner David Lockwood to serve as Vice
224 Chairman of the SC Real Estate Commission.

225

226 **Executive Session**

227

228 Executive Session was not required.

229

230 **Public Comments.**

231

232 There were no public comments presented.

233

234 **Adjournment**

235

236 **MOTION**

237 On the motion of Mr. Pickren, seconded by Ms. Mitchell, the Commission voted
238 unanimously in favor to adjourn. Time of adjournment was 3:45 p.m.