

46 **Approval of Excused Absences**

47

48 **MOTION**

49 On the motion of Mr. Bethune, seconded by Ms. Mitchell, the Commission voted
50 unanimously in favor to excuse the absences of Commissioners Lockwood and Pratt. The
51 motion passed.

52

53 **Approval of Agenda**

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55 **MOTION**

56 On the motion of Mr. Rinehart, seconded by Mr. Bethune, the Commission voted
57 unanimously in favor to approve the December 15, 2021 agenda, with the only changes
58 being to reschedule the application hearings for Chad Hatley and Tyrell Taylor to the
59 February 2022 meeting. The motion passed.

60

61 **Approval of Minutes- November 17, 2021**

62

63 **MOTION**

64 On the motion of Ms. Mitchell, seconded by Mr. Pickren, the Commission voted
65 unanimously in favor to adopt the Commission's November 17, 2021 meeting minutes.
66 The motion passed.

67

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

69

70 Chairman Lee forewent providing remarks.

71

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

73

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

75

76 **IRC Report- December 2, 2021 (Rodney Pigford)**

77

78 Mr. Pigford provided information on the year-to-date case load for the IRC and
79 afterwards presented the following December 2, 2021 IRC meeting recommendations:

80

81 The IRC's recommendations were for the Commission to approve 23 cases, which
82 consisted of 14 Dismissals, 2 Formal Complaints, and 7 Letters of Caution.

83

84 **MOTION**

85 On the motion of Mr. Stackhouse, seconded by Mr. Bethune, the Commission voted
86 unanimously in favor to approve all categories of the December 2, 2021 IRC
87 recommendations. The motion passed.

88

89 **ODC CASE REPORT (Informational Purposes Only)**

90

91 Mr. Atkinson reported on the Office of Disciplinary Counsel/ODC Case Report (as of
92 December 2, 2021). The information was present for informational purposes only,
93 discussions were held, and there were no actions taken.

94 **Licensing Update**

95
96 Mr. Atkinson presented an overview to the Commission on the various real estate license
97 types, which included the number of active and inactive licensees as of December 8,
98 2021. Mr. Atkinson reported that there were 49,737 active licensees and 12,395 inactive
99 licensees for a total of 62,132 licensees.

100
101 **Background Check Update**

102
103 Mr. Atkinson provided a status update on the bid and contracting process to award a
104 provider to offer the social security and name-based background checks. Mr. Atkinson
105 addressed the various items and functions the Division of Operations Technology and
106 Security needed to implement once the contract is awarded.

107
108 Mr. Atkinson stated that ideally his office would be able to send out communications to
109 licensees for them to start getting their fingerprinting done in January 2022. He also
110 addressed additional fingerprinting events as well as having the fingerprinting provider
111 being able to provide more locations for fingerprint processing.

112
113 Discussions were held and there were no actions taken.

114
115 **Application Hearings**

116
117 Chairman Lee opened the application hearings.

118
119 **Jada Denise Thompson**

120
121 Chairman Lee called the application hearing to order, and the following action was taken:

122
123 **MOTION**

124 On the motion of Mr. Bethune, seconded by Mr. Stackhouse, the Commission voted
125 unanimously in favor to enter into a closed hearing pursuant to state and federal
126 confidentiality laws. The motion passed.

127
128 **Closed Application Hearing**

129
130 The Commission held the closed application hearing regarding Ms. Thompson's
131 application to take the South Carolina Property Managers Examination. Ms. Thompson
132 appeared before the Commission where her identity was confirmed, and was thereafter
133 sworn in by the Court Reporter to present her testimony. Ms. Thompson attended the
134 hearing with and was represented by Mr. Ryan McCabe, her legal counsel. Ms.
135 Thompson did not have any other witnesses.

136
137 Ms. Thompson's legal counsel presented an opening statement on behalf of the applicant.
138 Ms. Thompson testified and following discussion, the following action was taken:

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140
141

142 **MOTION**

143 On the motion of Mr. Rinehart, seconded by Mr. Stackhouse, the Commission voted
144 unanimously in favor to approve Ms. Thompson's application to take the South Carolina
145 Property Manager Examination.

146

147 **Exit of Closed Application Hearing/Return to open session.**

148

149 **MOTION**

150 On the motion of Mr. Stackhouse, seconded by Mr. Bethune, the Commission voted
151 unanimously in favor to exit the closed application hearing and to return to open session.

152

153 **Cynthia Stukes**

154

155 The Commission held an application hearing regarding Ms. Stukes' application to take
156 the South Carolina Salesperson Examination. Ms. Stukes appeared before the
157 Commission where her identity was confirmed by the Court Reporter. Ms. Stukes
158 confirmed she would not be represented by legal counsel, and that she did not have any
159 witnesses testifying on her behalf.

160

161 Ms. Stukes testified before the Commission.

162

163 Upon discussions the following action was taken:

164

165 **Executive Session- Convened 11:08 a.m.**

166

167 **MOTION**

168

169 On the motion of Mr. Pickren, seconded by Ms. Mitchell, the Commission voted
170 unanimously in favor to enter into Executive Session for the purpose of receiving legal
171 advice.

172

173 **Meeting reconvened 11:46 a.m.**

174

175 **MOTION**

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

179

180 Discussions were held and the following actions were taken:

181

182 **MOTION**

183 On the motion of Mr. Bethune, seconded by Mr. Burnett, the Commission voted five in
184 favor and two opposed to approve Ms. Stukes' application to take the South Carolina
185 Salesperson Examination. Commissioners Pickren and Mitchell opposed. The motion
186 passed.

187

188

189 Chairman Lee called for a 30-minute recess.

190

191 **RECESS** - 11:50 a.m. – 12:23 p.m.

192

193 **Adrian Bryce- Applicant Not Present**

194

195 Chairman Lee reported the following two application hearings may involve information
196 protected by state and federal confidentiality laws and asked for a motion for the next two
197 application hearings to be held in closed session. The following action was taken:

198

199 **MOTION**

200 On the motion of Mr. Bethune, seconded by Mr. Rinehart, the Commission voted
201 unanimously in favor to enter into closed session for the next two application hearings.

202

203 **Melissa Bell**

204

205 **Closed Application Hearing**

206

207 The Commission held a closed application hearing regarding Ms. Bell's application to
208 take the South Carolina Salesperson Examination. Ms. Bell appeared before the
209 Commission where her identity was confirmed by the Court Reporter. Ms. Bell
210 confirmed she would not be represented by legal counsel, and there would not be any
211 witness testimony presented.

212

213 Ms. Bell was sworn in and testified before the Commission. Upon discussions the
214 following action was taken:

215

216 **MOTION**

217 On the motion of Mr. Bethune, seconded by Mr. Pickren, the Commission voted
218 unanimously in favor to approve Ms. Bell's application to take the South Carolina
219 Salesperson Examination. The motion passed.

220

221 **Maurice Daniels**

222

223 **Closed Application Hearing**

224

225 The Commission held a closed session application hearing regarding Mr. Daniels'
226 application to take the South Carolina Salesperson Examination. Mr. Daniels appeared
227 before the Commission where his identity was confirmed by the Court Reporter. Mr.
228 Daniels was sworn in and confirmed he would not be represented by legal counsel. Mr.
229 Daniels' wife was also sworn in and testified on his behalf.

230

231 Mr. Daniels testified before the Commission.

232

233 Upon discussions the following action was taken:

234

235 **Executive Session- Convened 12:53 p.m.**

236

237 **MOTION**
238 On the motion of Mr. Bethune, seconded by Mr. Pickren, the Commission voted
239 unanimously in favor to enter into Executive Session for the purpose of receiving legal
240 advice.

241

242 **Meeting reconvened 1:12 p.m.**

243

244 **MOTION**

245 On the motion of Mr. Bethune, seconded by Mr. Pickren, the Commission voted
246 unanimously in favor to exit from Executive Session where legal advice was received and
247 no actions were taken.

248

249 Upon discussions the following action was made:

250

251 **MOTION**

252 Mr. Stackhouse moved to approve Mr. Daniels' application to take the South Carolina
253 Salesperson Examination, and Mr. Bethune seconded the motion for discussion.

254

255 Upon discussions, Chairman Lee, Mr. Pickren, and Mr. Rinehart made amendments to
256 the motion, which resulted in the following amended motion:

257

258 Mr. Daniels' application to take the South Carolina Salesperson Examination is
259 approved. However, if Mr. Daniels passes the exam and obtains salesperson licensure,
260 his continued licensure is subject to the following conditions:

261

- 262 a) if Mr. Daniels receives any driving offense that is a 2-point violation or greater,
263 regardless of whether said offense is classified as a misdemeanor or felony, he must
264 report the offense to the Commission within 10 days and must appear before the
265 Commission at its next available meeting concerning the continuation of his license.
266 b) if Mr. Daniels is convicted of any drug or alcohol offense, regardless of whether said
267 offense is classified as a misdemeanor or felony, he must report the conviction to the
268 Commission within 10 days and must appear before the Commission at its next
269 available meeting concerning the continuation of his license.
270 c) Mr. Daniels may not upgrade to a broker license without first appearing before the
271 Commission to demonstrate that he is qualified for the license requested.

272

273 The amended motion passed unanimously.

274

275 **Exit of Closed Application Hearing/Return to open session.**

276

277 **MOTION**

278 On the motion of Mr. Pickren, seconded by Mr. Rinehart, the Commission voted
279 unanimously in favor to exit the closed application hearings and to return to open session.

280

281 **Executive Session**

282

283 Executive Session was not required.

284

285 **Public Comments.**

286 There were no public comments presented.

287

288 **Adjournment**

289

290 **MOTION**

291 On the motion of Mr. Pickren, seconded by Ms. Mitchell, the Commission voted
292 unanimously in favor to adjourn. Time of adjournment was 1:28 p.m.