

1 **MINUTES**

2 **South Carolina Real Estate Commission**

3 **Synergy Business Park, Kingtree Building,**

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

5 **Wednesday, June 15, 2022, 10:00 a.m.**

6
7 **Meeting Called to Order**

8
9 Chairman 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 the S.C.
11 Real Estate Commission Office, Synergy Business Park, Kingtree Building, the Commission's
12 website, and was provided to all requesting persons, organizations, and news media in compliance
13 with Section 30-4-80 of the South Carolina Freedom of Information Act.
14

15 **Invocation**

16
17 Ms. Mitchell gave the invocation.
18

19 **Pledge of Allegiance**

20
21 The Pledge of Allegiance was recited by all present.
22

23 **Introduction of Commission Members and Staff**

24
25 Commission Members and staff present at the meeting included:
26

27 **Commission Members**

28
29 William "Andy" Lee - Chair - 3rd Congressional District
30 David C. Lockwood, III - Vice Chair - 2nd Congressional District
31 David Burnett - 4th Congressional District
32 John Rinehart - 5th Congressional District
33 Janelle Mitchell - 6th Congressional District
34 Johnathan Stackhouse - Public Member
35 Gary A. Pickren – At Large Member
36

37 **Staff Members**

38
39 Dean Grigg, LLR Deputy Director
40 Robbie Boland, LLR Assistant Deputy Director/Interim Real Estate Commission Administrator
41 Kyle Tennis, Office of Advice Counsel
42 Rowland Alston, Office of Disciplinary Counsel
43 Rodney Pigford, Office of Investigations and Enforcement
44 James Kemfort, Office of Investigations and Enforcement
45 Rosa McCoy, Office of Investigations and Enforcement
46 Michael "Doc" Smith, Office of Investigations and Enforcement

47 Wattie Wharton, Office of Investigations and Enforcement
48 Shaun Strother, Administrative Assistant

49
50 **Approval of Excused Absences**

51
52 **MOTION**

53 On the motion of Mr. Rinehart, seconded by Ms. Mitchell, the Commission voted unanimously to
54 approve the absences of Commissioners W. Brown Bethune and Candace Pratt. The motion
55 passed.

56
57 **Approval of Agenda**

58
59 **MOTION**

60 On the motion of Mr. Lockwood, seconded by Ms. Mitchell, the Commission voted unanimously
61 to approve the agenda. The motion passed.

62
63 **Approval of Minutes – May 18, 2022**

64
65 **MOTION**

66 On the motion of Mr. Lockwood, seconded by Mr. Stackhouse, the Commission voted
67 unanimously in favor to approve the May 18, 2022 meeting minutes. The motion passed.

68
69 **Chair’s Remarks – William “Andy” Lee**

70
71 Chairman Lee addressed the Commission regarding property owners of vacation rentals adhering
72 to the required 90-day obligations with respect to vacation rental agreements and vacation rental
73 management agreements during the sale or transfer of a property pursuant to the South Carolina
74 Vacation Rental Act. Chairman Lee proposed that the Residential Property Condition Disclosure
75 Statement be updated to include the 90-day requirement and placing this item on the Commission’s
76 next meeting agenda for further discussion.

77
78 **Administrator’s Remarks - Robbie Boland**

79
80 **1. Background Check Update**

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82 Mr. Grigg and Mr. Boland updated the Commission regarding the renewal background check
83 compliance audits. Discussions were held regarding the following:

- 84 - status of filling the vacant job position for the Commission’s Administrator;
- 85 - the awarding the social security number-based background check contract to Surveillance,
86 Resources, & Investigations, LLC (SR&I) with a beginning implementation date of July 1,
87 2022, after which time the social security number-based and fingerprint background checks
88 will be required;
- 89 - the notifications that will be issued to real estate schools and licensees regarding these
90 background check requirements and subsequent audits; and
- 91 - newly developed processes for the 2022 renewal background check compliance audit.

92

93 Mr. Grigg and Mr. Boland also answered questions regarding multiple pocket cards
94 inadvertently mailed to licensees that renewed in 2022 as well as questions regarding CE
95 Broker.

96
97 **2. IRC Report – June 1, 2022 (Rodney Pigford)**
98

99 Mr. Pigford, Office of Investigations and Enforcement presented the IRC report that included
100 thirty (30) cases to the Commission as follows: 14 Dismissals, 2 Dismissal Cease &
101 Desist, 3 Formal Complaints, and 11 Letters of Caution.

102 **MOTION**

103 Mr. Pickren made a motion to accept and approve the IRC report as presented with the exception
104 of Case No. 2022-132 that was recommended for dismissal, which should be removed from the
105 IRC report for further investigation and reporting.

106
107 The motion was seconded by Mr. Stackhouse. All were in favor and the motion passed.
108

109 **Application Hearings**

110
111 **Shatoria Sanders:** The purpose of this hearing was to determine if Ms. Sanders should be granted
112 approval to take the salesperson exam. Ms. Sanders personally appeared before the Commission
113 and was represented by James Stone Craven, Esquire. Ms. Sanders and her legal counsel testified
114 before the Commission, provided supporting documentation, and answered the Commission’s
115 questions. Upon discussion, the following action was taken:
116

117 **MOTION**

118 Mr. Pickren made a motion to approve Ms. Sanders to sit for the salesperson exam. The
119 motion was seconded by Mr. Lockwood. All were in favor and the motion passed.
120

121 **Amanda Gilmer:**

122
123 **MOTION**

124 On the motion of Mr. Lockwood, seconded by Stackhouse, the Commission voted
125 unanimously to hold a closed application hearing regarding Ms. Gilmer.
126

127 The purpose of this hearing was to determine if Ms. Gilmer should be granted approval to
128 take the property manager exam. Ms. Gilmer personally appeared before the
129 Commission and waived her right to counsel. Upon discussion, the following action was
130 taken:
131

132 **MOTION**

133 Mr. Lockwood made a motion to approve Ms. Gilmer to sit for the property manager exam.
134 The motion was seconded by Mr. Stackhouse. All were in favor and the motion passed.
135

136 **MOTION**

137 On the motion of Mr. Lockwood, seconded by Mr. Rinehart, the Commission voted
138 unanimously to come out of closed session and return to open session.
139

140 **Ashley Hawkins:** The purpose of this hearing was to determine if Ms. Hawkins should be granted
141 approval to take the property manager exam. Ms. Hawkins personally appeared before the
142 Commission and waived her right to counsel. Ms. Hawkins testified before the Commission,

143 provided supporting documentation, and answered the Commission’s questions. Upon discussion,
144 the following action was taken:

145
146 **MOTION**

147 Mr. Lockwood made a motion to approve Ms. Hawkins to sit for the property manager
148 exam. The motion was seconded by Ms. Mitchell. All were in favor and the motion passed.
149

150 **New Business**

- 151
152 **1. Alternative Names FAQ:** Advice counsel explained that Commission staff has been
153 receiving various questions from licensees regarding alternative names. In order to help
154 provide guidance, an FAQ was drafted that addressed questions staff was receiving. If
155 approved, the FAQ would be added to the Commission’s website for the benefit of licensees.
156

157 **MOTION**

158 Mr. Rinehart made a motion to approve the Alternative Names FAQ and any additional
159 modifications. The motion was seconded by Mr. Stackhouse. All were in favor and the
160 motion passed.
161

- 162 **2. Criminal History Explanations on Applications:** Advice counsel explained the difficulty
163 Commission staff often faced with getting applicants to provide complete, accurate
164 explanations of their criminal history during the application process. In order to save resources
165 and appropriately place the burden on applicants to provide complete, accurate information on
166 their applications for licensure, an updated draft Criminal History Explanation Form was
167 presented to the Commission for review and approval.
168

169 **MOTION**

170 Mr. Lockwood made a motion to approve the updated Criminal History Explanation Form.
171 The motion was seconded by Mr. Burnett. All were in favor and the motion passed.
172

- 173 **3. Inspections Committee:** Mr. Boland and advice counsel addressed the Commission
174 regarding forming an inspections committee consisting of two (2) or three (3) Commission
175 members to aid in updating inspection forms and provide guidance for the Commission’s
176 inspectors.
177

178 Mr. Lee, Mr. Rinehart, and Mr. Pickren committed to serving on the Inspections Committee.
179

180 **Executive Session, if needed:**

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182 Executive Session was not required.
183

184 **Public Comments:**

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186 There were no public comments presented.
187

188 **Adjournment:**

189
190 **MOTION**

191 Mr. Stackhouse moved to adjourn. The motion was seconded by Mr. Rinehart, and the
192 Commission voted unanimously in favor to adjourn. There being no other business, the meeting
193 was adjourned at 11:57 a.m.

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