

## **MINUTES**

### **South Carolina Real Estate Commission**

**Wednesday, February 19, 2014, 10:00am**

Synergy Business Park, Kingstree Building, Conference Room 108

110 Centerview Drive, Columbia, South Carolina 29210

#### **Meeting Called to Order:**

In Chairman Cox' absence, Commissioner O'Kelley called the meeting of the South Carolina Real Estate Commission to order at 10:00 a.m. Board members participating in this meeting included:

Tony Cox – Chair, 7<sup>th</sup> Congressional District  
David C. Lockwood, III, 2<sup>nd</sup> Congressional District  
Carl Edwards – 3<sup>rd</sup> Congressional District  
Manning Biggers – 5<sup>th</sup> Congressional District  
Buccie Harley – 6<sup>th</sup> Congressional District  
G. Hamlin O'Kelley – Public Member  
Wayne Poplin – At-Large Member  
Johnathan Stackhouse – Public Member

Staff members participating during the meeting included Roderick Atkinson, Board Administrator; Wanda Cooke, Administrative Assistant; Georgia Lewis, Office of Advice Counsel; William Tiller, Education Manager, and Sharon Wolfe, Office of Investigations.

#### **Public Notice:**

Commissioner O'Kelley announced that public notice of this meeting was properly posted at the S.C. Real Estate Commission Office, Synergy Business Park, Kingstree Building, and provided to all requesting persons, organizations, and news media in compliance with Section 30-4-80 of the South Carolina Freedom of Information Act.

#### **Pledge of Allegiance:**

The Pledge of Allegiance was recited by all present.

#### **Introduction of Board Members and Staff**

#### **Excused Absences:**

David Crigler – 4th Congressional District  
Candace Pratt – 1<sup>st</sup> Congressional District

#### **MOTION:**

Mr. Edwards made a motion to excuse these absences. Mr. Lockwood seconded the motion, which carried unanimously.



**4. IRC Report -** The Commission reviewed the IRC report from February 10, 2014.

**MOTION:**

Mr. Harley made the motion to approve the IRC report from February 10, 2014. Mr. Poplin seconded the motion, which carried unanimously.

**5. Electronic Conversion of Commission Records –** Mr. Atkinson gave a brief update on scanning of paper documents and the process of preserving old documents that are currently on microfilms. A contract is currently being negotiated with Palmetto Microfilm to place these files in an electronic format. The Commission asked for more details on the contract, as it becomes available.

Chairman Cox joined the meeting at 10:20 a.m.

**Chairman's Remarks:**

*Tony Cox*

**MOTION:**

Mr. O'Kelley made a motion to enter Executive Session to obtain legal advice. Mr. Harley seconded the motion, which carried unanimously.

**MOTION:**

Mr. Stackhouse made a motion to enter Open Session. Mr. Harley seconded the motion, which carried unanimously.

**New Business**

**1. Report from the Legislative Task Force –**Ms. Lewis gave a brief overview of the most recent proposed changes to the practice act. Task Force members Jim Moody, practitioner, and Charlie Wyatt, practitioner and educator, were present to answer questions. Other members of the current task force are as follows: Dianna Brouthers, Candace Pratt, Naomi Scipio, Chip Brown, David Lockwood, David Crigler, William Tiller and Georgia Lewis. Discussion ensued regarding the current provision for licensees with 25 years experience, who are at least 65 years of age, to be exempt from completing continuing education hours. There was also discussion regarding the number of biennial mandatory continuing education hours for licensees.

**MOTION:**

Mr. O'Kelley made a motion to omit the age requirement and exempt those licensees who have at least 25 years of experience. Mr. Edwards seconded the motion. Discussion ensued.

Mr. O'Kelley withdrew the previous motion.

**MOTION:**

Mr. Lockwood made a motion to leave the language of the continuing education exemption unchanged. Mr. Edwards seconded the motion, which carried unanimously.

**MOTION:**

Mr. Lockwood made a motion to strike “notify the Commission in writing” on page 9, line 46, and add “notify the Commission by mail, email, or facsimile”. Mr. Harley seconded the motion, which carried unanimously.

**MOTION:**

Mr. Poplin made a motion to accept the task force recommendations, with the noted changes. Mr. Lockwood seconded the motion, which carried unanimously.

**MOTION TO AMEND:**

Mr. Edwards made a motion to amend the previous motion to leave the mandatory continuing education for brokers and salespersons at eight (8) hours. Mr. O’Kelley seconded the motion. The motion carried with a 4/3 vote.

It was requested that Ms. Lewis send the Commission a copy of the final draft of the proposed changes.

**APPLICATION HEARINGS**

***Thomas B. Bramble***

The Commission held an Application Hearing regarding Thomas B. Bramble. Mr. Bramble appeared before the Commission to present testimony and waived his right to counsel. Discussion ensued.

**MOTION:**

Mr. Biggers made a motion to enter Executive Session. Mr. Poplin seconded the motion, which carried unanimously.

**MOTION:**

Mr. O’Kelley made a motion to enter Open Session. Mr. Biggers seconded the motion, which carried unanimously.

**MOTION:**

Mr. Poplin made a motion to allow Mr. Bramble to sit for the examination upon submission of a statement from his prospective employer. Mr. Bramble would be required to reappear before the Commission prior to obtaining a Broker in Charge license. Mr. Lockwood seconded the motion, which carried unanimously.

*(This proceeding was recorded by a court report in order to produce a verbatim transcript if requested in accordance with the law.)*

***Deirdra Horne***

The Commission held an Application Hearing regarding Deirdra Horne. Ms. Horne appeared before the Commission to present testimony and waived her right to counsel. Discussion ensued.

**MOTION:**

Mr. Edwards made a motion to allow Ms. Horne to sit for the examination. Mr. Harley seconded the motion, which carried unanimously.

*(This proceeding was recorded by a court report in order to produce a verbatim transcript if requested in accordance with the law.)*

***Randal A. Moore***

The Commission held an Application Hearing regarding Randal A. Moore. Mr. Moore appeared before the Commission to present testimony and waived his right to counsel. Discussion ensued.

**MOTION:**

Mr. Harley made a motion to allow Mr. Moore to sit for the examination. Mr. Lockwood seconded the motion, which carried unanimously.

*(This proceeding was recorded by a court report in order to produce a verbatim transcript if requested in accordance with the law.)*

***Martin D. Vernon***

The Commission held an Application Hearing regarding Martin D. Vernon. Mr. Vernon appeared before the Commission to present testimony and waived his right to counsel. Discussion ensued.

**MOTION:**

Mr. O'Kelley made a motion to enter Executive Session. Mr. Lockwood seconded the motion, which carried unanimously.

**MOTION:**

Mr. O'Kelley made a motion to enter Open Session. Mr. Poplin seconded the motion, which carried unanimously.

**MOTION:**

Mr. Edwards made a motion to deny Mr. Martin's request to sit for the examination, based on his testimony. Mr. Biggers seconded the motion, which carried unanimously.

*(This proceeding was recorded by a court report in order to produce a verbatim transcript if requested in accordance with the law.)*

**Unfinished Business**

Mr. Atkinson presented the Commission with a proposal obtained from Sterling to provide background checks on licensees. The cost of the screenings is \$40 each, which will be paid for by the licensee. Discussion ensued.

**MOTION:**

Mr. Edwards made a motion to accept the proposal from Sterling, to provide background screenings on licensees, for a fee of \$40 each, beginning as soon as possible. Mr. Biggers seconded the motion, which carried unanimously.

**Public Comments:**

**Adjournment**

The meeting was adjourned at 2:30 p.m.

