

**South Carolina Real Estate Commission**  
**Finance Taskforce Teleconference Meeting Minutes**  
Tuesday, December 6, 2022 at 10 a.m.

Public notice of this meeting was properly posted at the S.C. Real Estate Commission Office, Synergy Business Park, Kingstree Building, Commission website, 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. The telephone number and access code were provided on the posted agenda for members of the public wishing to join.

**Taskforce Members Present:**

Gary A. Pickren, Esq.– Commissioner, Taskforce Chair  
David Burnett – Commissioner  
John Rinehart - Commissioner  
Carol Pyfrom  
Cindy Creamer  
Nick Kremydas

**SCLLR STAFF PRESENT:**

Kyle Tennis, Esq., Office of Advice Counsel  
Meredith Buttler, Administrator

**PRESENT:**

Cortney Glover, Court Reporter

**CALLED TO ORDER:** Mr. Pickren, Chair, called the meeting to order at 10 a.m.

**INTRODUCTION OF TASKFORCE MEMBERS AND STAFF**

Taskforce members and staff introduced themselves.

**APPROVAL OF AGENDA**

**Motion:** To approve the agenda.

Moved by Mr. Burnett and seconded by Mr. Rinehart, the motion carried by unanimous vote.

**AVAILABLE FUNDS AND POTENTIAL USES OF FUNDS**

In review of the preparation materials distributed by the Commission office, Mr. Pickren reminded the taskforce members that the purpose of the meetings discussion on education was not to create classes or content but determine the need for funding.

**Motion:** To allot funding for the creation of three (3) core courses: Residential, Commercial and Property Management.

Moved by Mr. Kremydas and seconded by Mr. Rinehart.

Mr. Tennis presented a review of the applicable laws regarding core curriculum. At present SC Code of Law 40-57-340(B)(1)(e) stipulates broker and salesperson licenses

are to take “the four-hour core course” which may or may not allow the Commission to accept two separate courses for residential and commercial. Additionally, the Property Manager licenses does not have a continuing education requirement. Mr. Tennis stated that it may be possible to promulgate regulations that would allow for the core course requirement to be met by completion of either the residential or commercial core.

**Motion:** To allot funding for the creation of two (2) core courses: Residential and Commercial and to allow for a Notice of Drafting for regulations addressing the acceptance of the two courses.

Moved by Mr. Rinehart and seconded by Mr. Kremydas, the motion carried by unanimous vote.

Mr. Pickren directed the taskforce’s attention to the issue of Agent Safety. Ms. Pyfrom shared information regarding an app called Forewarned that could be levied as a tool for licensees. Mr. Rinehart shared that the National Association of Realtors (NAR) has a number of tool kits and resources available that the Commission may be able to utilize. Discussion comenced to determine whether a course, library bank of resources on the Commission website, or other media forms would best address the topic.

**Motion:** To allot funding for the creation of an agent safety course, mode of delivery to be determined by the Education Taskforce.

Moved by Mr. Pyfrom and seconded by Mr. Kremydas, the motion carried by unanimous vote.

Mr. Pickren directed the taskforce’s attention to North Carolina Real Estate Commissions’ Broker-in-Charge Best Practices Guide. Mr. Tennis advised the taskforce that the laws pertaining to the Commission establish a minimum standard of practice and that should a “best practices” be developed, it would not be enforceable. Only a violation of the law would allow the Commission to engage in disciplinary action against a licensee.

**Motion:** To allot funding for the development of a Best Practices. The material would be available to licensees in both written and other media form.

Moved by Mr. Rinehart and seconded by Ms. Pyfrom, the motion carried by unanimous vote.

The topic of pre-licensing education, remediation courses and continuing education was next discussed. Mr. Pickren reminded the taskforce that the content would be developed by the Education Taskforce and that it is the duty of this taskforce to decide if funding for these items are needed.

**Motion:** To allot funding for the development of remediation courses to be used by the Commission for disciplinary purposes.

Moved by Mr. Burnette and seconded by Mr. Rinehart, the motion carried by unanimous vote.

Pre-licensing course content was next discussed in regards to addressing the current low exam pass rate. Mr. Kremydas inquired as to whether a financial audit of PSI had been requested by the Commission to determine if there was any correlation or incentive for PSI to keep the pass rate low and thus increase retesting profits. Mr. Tennis reviewed the regulations outlining course curriculum with the taskforce and noted the Education taskforce may wish to review them to determine if more robust course parameters in the Regulations would assist in courses better preparing applicants for the state examination.

**Motion:** To allot funding for the pre-licensing and continuing education courses.  
Moved by Mr. Rinehart and seconded by Ms. Creamer, the motion carried by unanimous vote.

Mr. Kremydas brought to the taskforce's attention the structure of the Residential Builders Commission in which the statute stipulates the continuing education requirement shall be outlined in regulations. He stated that it allows the Commission greater flexibility with establishing continuing education requirements. When the time comes for the next statutory revision, Mr. Kremydas stated this structure may be something they wish to adopt.

## **PUBLIC COMMENTS**

No public comments.

## **ADJOURNMENT**

**Motion:** To adjourn.  
Moved by Mr. Burnett and seconded by Mr. Rinehart, the motion carried by unanimous vote.

The meeting adjourned at 11:05 a.m.