

**South Carolina Real Estate Commission  
Meeting Minutes**

Wednesday, January 18, 2023 at 10:00 am  
110 Centerview Dr., Kingstree Building, Room 105  
Columbia, South Carolina 29210

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.

**Commission Members Present:**

William “Andy” Lee, Chair – 3<sup>rd</sup> Congressional District  
John Rinehart, Vice Chair – 5<sup>th</sup> Congressional District  
Candace Pratt – 1<sup>st</sup> Congressional District  
David Burnett – 4<sup>th</sup> Congressional District  
Janelle Mitchell – 6<sup>th</sup> Congressional District  
W. Brown Bethune – 7<sup>th</sup> Congressional District  
Gary A. Pickren, Esq. – At-Large Member  
Jonathan Stackhouse – Public Member

**SCLLR STAFF PRESENT:**

Kyle Tennis, Esq., Office of Advice Counsel  
Meredith Buttler, Administrator  
Ashlynn Kirk, Administrative Coordinator  
Rowland Alston, Esq., Office of Disciplinary Counsel  
Chuck Waters, Office of Investigations and Enforcement  
Michael “Doc” Smith, Office of Investigations and Enforcement  
Wattie Wharton, Office of Investigations and Enforcement  
Kim Long, Office of Disciplinary Counsel

**PRESENT:**

Cortney Glover, Court Reporter  
Austin Smallwood, SCR  
William D. Weisler Jr.  
Will Jenkinson  
Michael Scarafile  
Karl Zerbst  
Megan Moody, Esq.  
Allen Wilkerson  
Christopher Skrip  
Michael Davlantis

**CALLED TO ORDER:** Mr. Lee, Chair, called the meeting to order at 10:25 am.

## **INVOCATION**

Mr. Rinehart gave the invocation.

## **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited by all present.

## **INTRODUCTION OF COMMISSION MEMBERS AND STAFF**

Commission members and staff introduced themselves.

## **APPROVAL OF EXCUSED ABSENCES**

None

## **APPROVAL OF AGENDA**

**Motion:** To approve the agenda.

Moved by Mr. Pickren and seconded by Ms. Mitchell, the motion carried by unanimous vote.

## **CHAIRMAN'S REMARKS**

None

## **DISCIPLINARY HEARINGS**

### a. 2022-436 – Karl Zerbst

The purpose of this hearing was to consider the Memoranda of Agreement (“MOA”) for Case No. 2022-436. Mr. Zerbst appeared before the Commission and was represented by Ms. Megan Moody, Esq. Mr. Michael Scarafile and Mr. Will Jenkinson served as witnesses. All were sworn in.

After opening statements were made, Mr. Alston, with the Office of Disciplinary Counsel presented the State’s case. Respondent and his counsel presented his case and answered questions posed by the Commission.

Disciplinary hearings are recorded by a certified court reporter in the event a verbatim transcript is necessary.

**Motion:** To enter into executive session for legal advice.

Moved by Mr. Bethune and seconded by Mr. Pickren, the motion carried by unanimous vote.

Ms. Pratt recused herself from both deliberating and voting due to arriving late.

**Motion:** To return to public session and for the minutes to reflect no votes were taken during executive session.

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

**Motion:** Accept the MOA in which Respondent admitted he was in violation of S.C. Code Ann. § 40-57-710(A)(9)(2017 Supp.) and S.C. Code Ann. § 40-57-710(A)(10) (2017 Supp.) and order that the Respondent be issued a public reprimand, that his license be suspended for 60 days effective the date the final order is issued, that he pay a fine of \$1,000 fine be paid within 60 days of the date of the final order, that his license status as a broker is reduced to salesperson as of the date the final order is issued, and that he is prohibited from sitting for the broker exam until completion of his federal probation.

Moved by Mr. Pickren and seconded by Mr. Bethune, the motion carried by unanimous vote.

Upon the motion of the State, the Commission approved for Case No. 2022-83 against Michael Davlantis and Case No. 2022-196 against Christopher Skrip to be combined as they are companion cases stemming from the same controversy.

b. 2022-83 Michael Davlantis and 2022-196 – Christopher Skrip

The purpose of this hearing was to consider the two MOAs, one for Case No. 2022-83 and the other for Case No. 2022-436. Mr. Davlantis and Mr. Skrip appeared before the Commission. Neither were represented by counsel. Both respondents were sworn in.

After opening statements were made, Mr. Alston, with the Office of Disciplinary Counsel presented the State's cases. Respondents presented their cases and answered questions posed by the Commission.

Disciplinary hearings are recorded by a certified court reporter in the event a verbatim transcript is necessary.

**Motion:** To enter into executive session for legal advice.  
Moved by Mr. Pickren and seconded by Ms. Pratt, the motion carried by unanimous vote.

**Motion:** To return to public session and for the minutes to reflect no votes were taken during executive session.  
Moved by Mr. Rinehart and seconded by Ms. Pratt, the motion carried by unanimous vote.

**Motion:** accept both MOAs, which with respect to Case No. 2022-83, Mr. Davlantis admitted in the MOA that he had violated S.C. Code Ann. § 40-57-710(A)(24) (Supp. 2017). With respect to Case No. 2022-196, Mr. Skrip admitted that had violated S.C. Code Ann. § 40-57-135(A)(1) (Supp. 2017) and S.C. Code Ann. § 40-57-135(A)(3) (Supp. 2017). Additionally, both Respondents are publicly reprimanded, and both are ordered to take a four (4) hour class for Agency to be completed within six (6) months from the date of the final order.

Moved by Mr. Pickren and seconded by Mr. Bethune, the motion carried by unanimous vote.

c. 2021-333– William Weisler

The purpose of this hearing was to consider the MOA for Case No. 2021-333. Mr. Weisler appeared before the Commission and was not represented by counsel. Wattie Wharton served as witness of the state and was sworn in. Respondent was also sworn in.

After opening statements were made, Mr. Alston, with the Office of Disciplinary Counsel presented the State’s case. Respondent presented his case and answered questions posed by the Commission.

Disciplinary hearings are recorded by a certified court reporter in the event a verbatim transcript is necessary.

**Motion:** To enter into executive session for legal advice.

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

**Motion:** To return to public session and for the minutes to reflect no votes were taken during executive session.

Moved by Mr. Bethune and seconded by Mr. Pickren, the motion carried by unanimous vote.

**Motion:** Based upon the MOA presented and as admitted to by the Respondent, the State met its burden in proving that the Respondent was in violation of both S.C. Code Ann. § 40-57-136(A)(1)(2011) and S.C. Code Ann. § 40-57-136(B)(3)(2011). Following, Respondent is publicly reprimanded and must take a seven (7) hour property manager-in-charge class to be completed within six (6) months of the date the final order is issued, and take a two (2) hour escrow account class to be completed within six (6) months of the date the final order is issued.

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

**EXECUTIVE SESSION**

Executive session was not needed.

**PUBLIC COMMENTS**

None

**ADJOURNMENT**

**Motion:** To adjourn.

Moved by Mr. Pickren and seconded by Ms. Mitchell, the motion carried by unanimous vote.

The meeting adjourned at 3:35 pm.