

**South Carolina Real Estate Commission  
Meeting Minutes**

Thursday, June 22, 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  
Allen Wilkerson – 2<sup>nd</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  
Ashlynn Kirk, Administrative Coordinator  
Joi Middleton, Education Manager  
Rowland Alston, Esq., Office of Disciplinary Counsel  
LeAnna McMenamin, Esq., Office of Disciplinary Counsel  
James Kemfort, Office of Investigations and Enforcement  
Chuck Waters, Office of Investigations and Enforcement  
Tori Smith, Office of Investigations and Enforcement  
Charles Turkal, Office of Investigations and Enforcement  
Wattie Wharton, Office of Investigations and Enforcement

**PRESENT:**

Nadine Garrett, Court Reporter	Melvin Springfield
Doc Smith	Tjay Bagwell, Esq.
Kimberly Crowe-Guidera	Steve Moon, Esq.
Tracey Perlman, Esq.	Charles Ormand, Esq.
Kendall Hassett	Jae Horn-Gerber
George W. Fluthmann	Olivia Cooley
Cynthia Fowler	Austin Smallwood
Andrew Syrett, Esq.	Bradley Prechtl
Jessica Threatt	Temeika Cunningham
Alex Jones	

**CALLED TO ORDER:** Mr. Lee called the meeting to order at 10:01 am.

**INVOCATION**

Ms. Mitchell 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. Pratt, the motion carried by unanimous vote.

**CHAIRMAN'S REMARKS**

None

**DISCIPLINARY HEARINGS**

a. 2022-324 –Kendall Hassett

The purpose of this hearing was to consider the Stipulation of Fact for Case No. 2022-324. Ms. Hassett appeared before the Commission and was represented by Ms. Tracey Perlman, Esq. Ms. Hassett was sworn in.

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. Bethune, 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. Wilkerson, the motion carried by unanimous vote.

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

Moved by Ms. Pratt 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. Stackhouse and seconded by Ms. Pratt the motion carried by unanimous vote.

**Motion:** With respect to Case No. 2022-324, the Stipulation was accepted, and the State had proven Respondent violated S.C. Code Ann. §40-57-710(A)(24)(2017 Supp.). The motion included the following sanctions: Respondent receive a public reprimand and to complete a 4-hour agency within 6 months of the date of the final order.

Moved by Mr. Rinehart and seconded by Ms. Mitchell, the motion carried by a vote of 5 in favor to 4 opposed.

b. 2022-366 – Jae Horn-Gerber

The purpose of this hearing was to consider the Memorandum of Agreement (“MOA”) for Case No. 2022-366. Ms. Horn-Gerber appeared before the Commission and was represented by Mr. Steve Moon, Esq. Ms. Horn-Gerber was sworn in.

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

Mr. Pickren was recused.

**Motion:** With respect to Case No. 2022-366, the MOA was accepted and the State had proven Respondent violated S.C. Code Ann. §40-57-710(A)(1)(2017 Supp.), S.C. Code Ann. §40-57-710(A)(9)(2017 Supp.), and S.C. Code Ann. §40-57-710(A)(10)(2017 Supp.). The motion included the following sanctions: Respondent receive a public reprimand and to complete the 4-hour “Disclose, Disclose, Disclose” course within 6 months of the date of the final order.

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

Mr. Pickren returned to the meeting.

c. 2022-207 –Melvin Springfield

The purpose of this hearing was to consider the Formal Complaint allegations for Case No. 2022-207. Mr. Springfield appeared before the Commission and was represented by Mr. Spencer Andrew Syrett, Esq. Wattie Wharton (LLR) and Olivia Cooley served as witnesses of the State. Temekia Cunningham served as a witness on behalf of the Respondent. All were sworn in.

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 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. Bethune and seconded by Ms. Mitchell, the motion carried by unanimous vote.

**Motion:** With respect to Case No. 2022-207, the State had proven Respondent violated S.C. Code Ann. §40-57-710(A)(2)(2017 Supp.), S.C. Code Ann. §40-57-710(A)(5)(2017 Supp.), and S.C. Code Ann. §40-57-710(A)(21)(2017 Supp.) by violating S.C. Code Ann. § 40-57-350(C)(1)(c). The motion included the following sanctions: Respondent receive a public reprimand; a suspension, immediately stayed, of 180 days from the date of the final order, during which time he shall complete the 90-hour salesperson pre-licensing course within 180 days of the date of the final order or the stay will be lifted; and pay a fine of \$1,000 per violation, totaling \$3,000, to be paid within 180 days of the date of the final order.

Moved by Mr. Rinehart and seconded by Ms. Mitchell, the motion carried by a vote of 8 in favor to 1 opposed.

Mr. Wilkerson exited the meeting at 2:52pm.

d. 2022-671 –Kimberly Crowe-Guidera

The purpose of this hearing was to consider the Formal Complaint allegations for Case No. 2022-671. Ms. Crowe-Guidera appeared before the Commission and was represented by Mr. Tjay Bagwell, Esq. Mr. Bradley Precht served as witness of the State. All were sworn in.

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

Mr. Lee recused himself and Mr. Rinehart chaired the hearing on his behalf.

**Motion:** With respect to Case No. 2022-671, The State had proven Respondent violated S.C. Code Ann. §40-57-710(A)(2)(2017 Supp.), S.C. Code Ann. §40-57-710(A)(5)(2017 Supp.), and S.C. Code Ann. §40-1-110(1)(f)(2011). The motion included the following sanctions: Respondent receive a public reprimand, complete the 60-hour broker-in-charge course within 180 days of the date of the final order, and to pay a fine of \$2,000 per violation totaling \$6,000 to be paid within 180 days of the date of the final order.

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

At 4:40pm Mr. Lee returned to the meeting. At this time Mr. Rinehart left the meeting, and Mr. Pickren temporarily left the meeting.

**Motion:** To amend the agenda and allow Case No. 2023-12 to be moved before Case No. 2022-353.

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

f. 2023-12

The purpose of this hearing was to consider the Formal Complaint allegations for Case No. 2023-12.

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

**Motion:** With respect to Case No. 2023-12, a Letter of Caution be issued.

Moved by Mr. Bethune and seconded by Ms. Pratt, the motion carried by a vote of 5 in favor to 1 opposed.

Mr. Pickren returned at 5:20pm.

e. 2022-353 –Erick Hunt

The purpose of this hearing was to consider the Formal Complaint allegations for Case No. 2022-353. Mr. Hunt did not appear before the Commission despite being properly noticed. Kim Long (LLR) and Jessica Threatt served as witnesses of the State. All were sworn in.

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

**Motion:** With respect to Case No. 2022-353, the State has met the burden of proving that the Respondent was in violation of S.C. Code Ann. §40-57-710(A)(5) and S.C. Code Ann. §40-57-710(A)(21), specifically by violating S.C. Code Ann. §40-57-135(F)(1) and S.C. Code Ann. § 40-57-350(C)(1)(c), and ordered Respondent's license be permanently revoked.

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

## **AGENDA TOPICS FOR FUTURE MEETINGS**

None

## **EXECUTIVE SESSION**

Executive session was not needed.

**PUBLIC COMMENTS**

None

**ADJOURNMENT**

**Motion:** To adjourn.

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

The meeting adjourned at 5:54 pm.