

**South Carolina Real Estate Commission
Meeting Minutes**

Wednesday, November 13, 2024 at 10:00 am
110 Centerview Dr., Kingtree Building, Upstate Conference Room
Columbia, South Carolina 29210

Public notice of this meeting was properly posted at the S.C. Real Estate Commission Office, Synergy Business Park, Kingtree 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.

Commissioners Present:

John Rinehart, Chair – 5th Congressional District
David Burnett, Vice-Chair – 4th Congressional District
Allen Wilkerson – 2nd Congressional District
William “Andy” Lee – 3rd Congressional District
Janelle Mitchell – 6th Congressional District
W. Brown Bethune – 7th Congressional District
Johnathan Stackhouse – Public Member

SCLLR STAFF PRESENT:

Erica Wade, Commission Executive
Ashlynn Brown, Administrative Coordinator
Carolyn Sutherland, Esq., Office of Advice Counsel

PRESENT:

Cortney Glover, Court Reporter
Austin Smallwood, Esq., SCR
Ryan Pringle-Gourdine
Taylor Bell, Esq.
Summer Williams
Nicole Ansley
David Kilpatrick
Bryan Hamelink
Shantel Abney

CALLED TO ORDER: Mr. Rinehart called the meeting to order at 10:01 a.m.

INVOCATION

Mrs. Mitchell gave the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all present.

INTRODUCTION OF COMMISSIONERS AND STAFF

Commissioners and staff introduced themselves.

APPROVAL OF EXCUSED ABSENCES

Motion: To approve the absence of Candace Pratt and Gary Pickren.

Mr. Bethune made a motion to approve, which was seconded by Mr. Stackhouse. The motion carried by unanimous vote.

APPROVAL OF AGENDA

Motion: To approve the agenda with the amendments to move Mr. Pringle-Gourdine to the first application hearing and remove item 8f.

Mr. Lee made a motion to approve, which was seconded by Mrs. Mitchell. The motion was carried by unanimous vote.

APPROVAL OF MEETING MINUTES

Motion: To approve the October 9, 2024 meeting minutes.

Mr. Lee made a motion to approve, which was seconded by Mr. Wilkerson. The motion carried by unanimous vote.

Motion: To approve the October 15, 2024 Wholesaling Taskforce meeting minutes.

Mr. Lee made a motion to approve, which was seconded by Mr. Stackhouse. The motion carried by unanimous vote.

CHAIRMAN'S REMARKS

None

APPLICATION HEARINGS

a. Ryan Pringle-Gourdine

Mr. Pringle-Gourdine appeared before the Commission for a Property Manager application hearing. He was represented by Mr. Taylor Bell, Esq. and was sworn in by the court reporter. Applications hearings are recorded by a certified reporter in the event a verbatim transcript is necessary.

Motion: To go into executive session for legal advice where no votes will be taken.

Moved by Mr. Bethune and seconded by Mr. Lee. The motion carried by unanimous vote.

Motion: To return to open session.

Moved by Mr. Lee and seconded by Mr. Bethune. The motion carried by unanimous vote.

Motion: To approve Mr. Pringle-Gourdine to sit for the Property Manager exam, with the following conditions. Mr. Pringle-Gourdine cannot upgrade his license to Property Manager-in-Charge for 24-months from the date of license; any future disciplinary matters involving Mr. Pringle-Gourdine must come before the Commission for a full hearing.

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

Mr. Wilkerson stepped out of the meeting at 11:00am.

b. David Kilpatrick

Mr. Kilpatrick appeared before the Commission for a Broker-in-Charge application hearing for a 3rd office in SC. Mr. Kilpatrick's application could not be approved at staff level due to disciplinary actions in North Carolina. Mr. Kilpatrick waived his right to counsel. He and Mr. Hamelink were sworn in by the court reporter. Application hearings are recorded by a certified reporter in the event a verbatim transcript is necessary.

Motion: To go into executive session for legal advice where no votes will be taken. Moved by Mr. Lee and seconded by Mrs. Mitchell. The motion carried by unanimous vote.

Motion: To return to open session. Moved by Mr. Lee and seconded by Mrs. Mitchell. The motion carried by unanimous vote.

Motion: To deny Mr. Kilpatrick's application for Broker-in-Charge over a 3rd office. Moved by Mr. Lee and seconded by Mrs. Mitchell, the motion carried by unanimous vote.

Mr. Wilkerson returned to the meeting at 11:39am.

c. Summer Williams

Ms. Williams appeared before the Commission for a Property Manager application hearing. She waived her right to counsel and was sworn in by the court reporter. Application hearings are recorded by a certified reporter in the event a verbatim transcript is necessary.

Mr. Stackhouse left the meeting at 12:55pm.

Motion: To approve Ms. Williams to sit for the Property Manager examination with the following conditions; Ms. Williams shall complete the *Disclose, Disclose* continuing education course before she can receive licensure.

Moved by Mr. Lee and seconded by Mr. Stackhouse, the motion carried by unanimous vote.

Mr. Stackhouse returned to the meeting at 1:30pm.

d. Nicole Ansley

Ms. Ansley appeared before the Commission for an Associate application hearing. She waived her right to counsel and was sworn in by the court reporter. Application hearings are recorded by a certified reporter in the event a verbatim transcript is necessary.

Motion: To approve Ms. Williams to sit for the Associate examination.

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

e. **Shantel Abney**

Ms. Abney appeared before the Commission for an Associate application hearing. She waived her right to counsel and was sworn in by the court reporter. Application hearings are recorded by a certified reporter in the event a verbatim transcript is necessary.

Motion: To enter into closed session.

Moved by Mr. Lee and seconded by Mr. Bethune. The motion carried by unanimous vote.

Motion: To go into executive session for legal advice where no votes will be taken.

Moved by Mrs. Mitchell and seconded by Mr. Bethune. The motion carried by unanimous vote.

Motion: To return to closed session.

Moved by Mr. Wilkerson and seconded by Mrs. Mitchell. The motion carried by unanimous vote.

Motion: To approve Ms. Abney to sit for the Associate examination.

Moved by Mrs. Mitchell and seconded by Mr. Wilkerson, the motion carried by unanimous vote.

Motion: To return to open session.

Moved by Mr. Lee and seconded by Mr. Bethune. The motion carried by unanimous vote.

AGENDA TOPICS FOR FUTURE MEETINGS

Mr. Lee requested Prohibition of Unfair Real Estate Service Agreements Bill S.881 and potential amendments to the disclosure of brokerage relationships form.

Mr. Wilkerson requested discussion of potential amendments to Personal History question number 3 on applications.

PUBLIC COMMENTS

None

Motion: To go into executive session to discuss personnel matters pursuant to Section 30-4-70(a)(1) with Commission staff.

Moved by Mr. Burnett and seconded by Mrs. Mitchell. The motion carried by unanimous vote.

Motion: To return to open session.

Moved by Mr. Lee and seconded by Mr. Bethune. The motion carried by unanimous vote.

ADJOURNMENT

Motion: To adjourn.

Moved by Mr. Stackhouse and seconded by Mr. Bethune. The motion carried by unanimous vote.

The meeting adjourned at 2:22pm