South Carolina Real Estate Commission
Meeting Minutes
Wednesday, September 24, 2025 at 10:00 am
110 Centerview Dr., Kingstree 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, 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.

Commissioners Present:

John Rinehart, Chair – 5th Congressional District
David Burnett, Vice-Chair – 4th Congressional District
Daniel Moskowitz – 1st Congressional District
Allen Wilkerson – 2nd Congressional District
Janelle Mitchell – 6th Congressional District
W. Brown Bethune – 7th Congressional District
Gary A. Pickren, Esq. – At-Large Member
Thomas Dugas, Esq. – Public Member

SCLLR STAFF PRESENT:

Erica Wade, Commission Executive
Meredith Buttler, Program Director
Ashlynn Brown, Administrative Coordinator
Mary League, Esq., Office of Advice Counsel
Shannon Davis, Esq., Office of Disciplinary Counsel
Eboni Best, Administrative Coordinator
April Howe, Program Manager Office of Investigations and Enforcement
Wattie Wharton, Lead Investigator Office of Investigations and Enforcement
Chuck Waters, Office of Investigations and Enforcement
Chuck Turkal, Office of Investigations and Enforcement
Jennifer Farmer, Office of Investigations and Enforcement
Kasey Williams, Office of Investigations and Enforcement

PRESENT:

Tina Behles, Court Reporter
Austin Smallwood, Esq., SCR
William Kersey
Lori Smith
Alysa Fields
Tyrell Taylor
Elisa Ladson

CALLED TO ORDER: Mr. Rinehart called the meeting to order at 10:00 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 Mr. Stackhouse
Mr. Pickren made a motion to approve, which was seconded by Mr. Bethune. The motion carried by unanimous vote.

APPROVAL OF AGENDA
Motion: To approve the agenda.
Mr. Wilkerson made a motion to approve, which was seconded by Mrs. Mitchell. The motion was carried by unanimous vote.

APPROVAL OF MEETING MINUTES
Approval of the Regulation Taskforce Meeting minutes from February 3, 2025 and September 5, 2025 were tabled until the next Commission meeting.

Motion: To approve the August 6, 2025 meeting minutes.
Mrs. Mitchell made a motion to approve, which was seconded by Mr. Wilkerson. The motion carried by unanimous vote.

COMMISSION PURPOSE & CHAIRMAN'S REMARKS
The purpose of the Real Estate Commission is to regulate the real estate industry so as to protect the public's interest when involved in real estate transactions. The Commission also investigates complaints and conducts application and disciplinary hearings in accordance with State statutes and regulations.

Mr. Rinehart expressed his appreciation to Commission W. Brown Bethune for his time and dedication to the profession and time served on the Commission. Commissioners wished him well in his future endeavors.
Commissioners Rinehart, Pickren, and Burnett attended the SC Realtors Conference in Isle of Palms, SC September 16th-18th. Mr. Pickren recognized Commissioner Rinehart as the recipient of the Distinguished Realtor Award at the conference.

STAFF REPORTS

a. Office of Investigations and Enforcement (OIE) Report
Mr. Wharton reported that from January 02, 2025, to September 16, 2025, 532 complaints have been filed. OIE currently has 94 active investigations, 5 citations have been issued (all for unlicensed practice), and 36 cases have been closed during that time period.

b. Investigative Review Conference (IRC) Report

Mr. Wharton reported that the IRC met on September 3, 2025, via WebEx. The IRC recommends the following: 21 cases for dismissal, 6 cases for a letter of caution, 0 cases for Cease and Desist, and 13 formal complaints.

Mr. Pickren stated that he may be familiar with case 2024-429 and will have to recuse himself from this case.

Motion: To accept IRC recommendations as presented, with the exception of case 2024-429.
Moved by Mr. Pickren and seconded by Mr. Dugas. The motion was carried by unanimous vote.

Mr. Pickren recused himself at 10:25am.

Motion: To accept IRC recommendation for case 2024-429 as presented.
Moved by Mr. Moskowitz and seconded by Mr. Dugas. The motion was carried by unanimous vote.

c. Office of Disciplinary Counsel (ODC) Report

Mrs. Davis reported as of September 10, 2025, there are 64 open cases of which 15 are pending hearings and agreements, 0 pending closure, 0 appeals, and 9 have been closed since the last report.

d. Inspection Report

April Howe reported in 2025 there have been 96 total Inspections from January to September. Mrs. Howe also reported that the offices of the Commissioners that volunteered to have their offices inspected under the updated inspection forms are almost completed. Inspection staff are working towards finishing training for the newest inspectors.

Mr. Burnett inquired if there will be a fully trained inspection staff by beginning of 2026. Mrs. Howe expressed that is the goal. Mr. Burnett also inquired how offices are selected for inspection. Mrs. Howe explained that since Inspectors are spread throughout the state, that each Inspector generates a randomized report for the area they will be in and schedule inspections for those offices, the goal is to try to get 2-3 inspections done a week. A reminder to licensees that the BIC/PMIC are provided the inspection outline and requirements ahead of time.

Mr. Pickren returned to the meeting at 10:30am.

e. Board Executive Report

Mrs. Wade reported there are currently 6,939 active broker-in-charge licensees; 4,762 active broker licensees; 33,239 active associate licensees; 1,524 active property manager-in-charge licensees; and 2,027 active property manager licensees. The Commission was also presented the totals for timeshare salesperson registrants, real estate or property management office registrations, and initial application volume from 2015 to present.

The Commission's current account balance as of July 31, 2025, is $5,746,213.97. The Cash balance report for the Education and Research Fund as well as the Timeshare Fund were included in the meeting materials.

Mrs. Wade reported that herself and Commissioners Rinehart and Lee attended the ARELLO Annual Conference September 9th-11th. Mr. Rinehart did an excellent job with his presentation and was proud to show that South Carolina was a leading force for many questions that arose during the conference. A reminder that the 2026 ARELLO Annual conference is September 15-17, 2026 in Maui, Hawaii.

The Commission has partnered with IREM for the creation of the 4-hour Commercial Core Course, the classes will be held in March and April of 2026. Staff is continuing to work on the education course audit process.

Mr. Wilkerson inquired if the LLR finance team will be coming to speak with the Commission regarding expenses. Mrs. Wade stated that she and Mrs. Buttler have a meeting with the Commission Chair and Vice-Chair after today's Commission meeting regarding that topic.

APPLICATION HEARINGS

a. Alysa Fields
Ms. Fields appeared before the Commission for an Associate application hearing. She was not represented by counsel, was sworn in by the court reporter, testified, and answered questions from the Commission. She was given the opportunity to have a closed hearing, but elected not to take that opportunity and instead proceeded with an open hearing
Application hearings are recorded by a certified reporter in the event a verbatim transcript is necessary.

Motion: To approve Ms. Fields to sit for the associate exam.
Moved by Mr. Bethune and seconded by Mr. Moskowitz, the motion carried by unanimous vote.

b. Elisa Ladson
Ms. Ladson appeared before the Commission for a property manager application hearing. She was not represented by counsel, was sworn in by the court reporter, testified, and answered questions from the Commission. Application hearings are recorded by a certified reporter in the event a verbatim transcript is necessary.

Motion: To enter into executive session for legal advice where no votes will be taken.
Moved by Mr. Pickren and seconded by Mr. Bethune, the motion carried by unanimous vote.

Motion: To exit executive session and return to open session.
Moved by Mr. Bethune and seconded by Mr. Moskowitz, the motion carried by unanimous vote.

Motion: To deny Ms. Ladson to sit for the property manager exam.
Moved by Mr. Pickren and seconded by Mr. Dugas, the motion carried by unanimous vote.

Motion: To approve the absence of Mr. Lee.
Mr. Bethune made a motion to approve, which was seconded by Mr. Dugas. The motion carried by unanimous vote.

Break for Lunch at 11:22am.

Mr. Burnett left the meeting at 11:44am.

Returned to open session at 11:52am.

c. Tyrell Taylor

Mr. Taylor appeared before the Commission for an Associate application hearing. He was not represented by counsel, was sworn in by the court reporter, testified, and answered questions from the Commission. Application hearings are recorded by a certified reporter in the event a verbatim transcript is necessary.

Motion: To approve Mr. Taylor to sit for the associate exam.
Moved by Mr. Bethune and seconded by Mr. Dugas, the motion carried by unanimous vote.

d. William Kersey

Mr. Kersey appeared before the Commission for an Associate application hearing. He was not represented by counsel, was sworn in by the court reporter, testified, and answered questions from the Commission. Application hearings are recorded by a certified reporter in the event a verbatim transcript is necessary.

Motion: To enter into executive session for legal advice where no votes will be taken.
Moved by Mr. Pickren and seconded by Mr. Bethune, the motion carried by unanimous vote.

Motion: To exit executive session and return to open session.
Moved by Mr. Pickren and seconded by Mr. Moskowitz, the motion carried by unanimous vote.

Motion: To approve Mr. Kersey to sit for the Associate exam with the condition that should he pass and become licensed and should he want to upgrade his license to Broker within five years of becoming licensed, then he will have to appear before the Commission for another hearing.

Moved by Mr. Pickren and seconded by Mr. Dugas. The motion passed by unanimous vote.

NEW BUSINESS

a. Travel Approval- 2026 CLEAR Midyear Meeting and Winter Symposium, January 7-9, 2026 in Nashville, TN- Erica Wade
   Mrs. Wade requested travel approval for Mrs. Buttler to attend the 2026 CLEAR Midyear Meeting and Winter Symposium, January 7-9, 2026 in Nashville, TN.

   Motion: To approve reimbursement for Mrs. Buttler to attend the 2026 CLEAR Midyear Meeting and Winter Symposium, January 7-9, 2026 in Nashville, TN.
   Moved by Mr. Bethune and seconded by Mr. Dugas. The motion carried by unanimous vote.

PUBLIC COMMENTS

Austin Smallwood on behalf of SCR- Thanked Commissioner Bethune for his time and efforts serving the Commission.

Mr. Moskowitz requested a topic for a future agenda item regarding limited-service brokerage and the potential consideration of a guidance document. Mr. Moskowitz also requested the Commission revisit the topic of brokerage exclusive listings from previous Commission meeting. Mr. Pickren requested a topic for a future agenda item regarding paying brokerage commission in advance.

ADJOURNMENT

Motion: To adjourn.
Moved by Mr. Bethune and seconded by Mr. Pickren. The motion carried by unanimous vote.

The meeting adjourned at 12:42pm.

STATEMENT OF RECUSAL

In accordance with Section 8-13-700(B), I hereby abstain from all votes, deliberations and other action on the following matter(s):

IRC report – Case # 2024-429

REASONS FOR RECUSAL:

Prior knowledge

[redacted]

Gary A. Pickren, Esq.

9-24-25
Date