

**South Carolina Real Estate Commission
Meeting Minutes**

Wednesday, October 15, 2025 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
Daniel Moskowitz – 1st Congressional District
William “Andy” Lee – 3rd Congressional District
Janelle Mitchell – 6th Congressional District
Gary A. Pickren, Esq. – At-Large Member

SCLLR STAFF PRESENT:

Erica Wade, Commission Executive
Ashlynn Brown, Administrative Coordinator
Brandy Duncan, Esq., Office of Advice Counsel
Shannon Davis, Esq., Office of Disciplinary Counsel
Wattie Wharton, Lead Investigator Office of Investigations and Enforcement
Chuck Waters, Office of Investigations and Enforcement
Chuck Turkal, Office of Investigations and Enforcement
Kasey Williams, Office of Investigations and Enforcement
Jennifer Farmer, Office of Investigations and Enforcement
Jennifer Stillwell, Program Manager II Office of Investigations and Enforcement

PRESENT:

Katherine Boone, Court Reporter
Nick Kremydas, Esq., SCR
Austin Smallwood, Esq., SCR
Keon Aldridge
Thomas Marchant
Kennie Norris
Erin Culbertson, Esq.
Tracey Perlman, Esq.
Angela Drake-Black
James Robery, Esq.
Ryan DePoppe
Tom Bellar
Andre Allen
Jennifer Davis

Marie McNeil

CALLED TO ORDER: Mr. Rinehart called the meeting to order at 10:02 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 Thomas Dugas, Allen Wilkerson, and Johnathan Stackhouse.

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

APPROVAL OF AGENDA

Motion: To approve the agenda with amendment.

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 February 3, 2025 Regulation Taskforce meeting minutes.

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

Motion: To approve the September 5, 2025 Regulation Taskforce meeting minutes.

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

Motion: To approve the September 24, 2025 meeting minutes.

Mr. Burnett made a motion to approve, which was seconded by Mrs. Mitchell. The motion carried by unanimous vote. Mr. Lee abstained from voting due to not being present at the September 24, 2025 meeting.

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 shared that he and Mr. Burnett did a presentation for members of the Piedmont Regional Association of Realtors, explaining and sharing updates regarding South Carolina Law that became effective May 21, 2024.

STAFF REPORTS

a. Office of Investigations and Enforcement (OIE) Report

Mr. Wharton reported that from January 1, 2025, to October 10, 2025, 593 complaints have been filed. OIE currently has 97 active investigations, 6 citations have been issued, and 44 cases have been closed during that time period.

b. Investigative Review Conference (IRC) Report

Mr. Wharton reported that the IRC met on October 1, 2025, via WebEx. The IRC recommends the following: 15 cases for dismissal, 8 cases for a letter of caution, 0 cases for Cease and Desist, and 8 formal complaints.

Motion: To enter into Executive Session for legal advice.

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

Motion: To exit Executive Session.

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

Motion: To enter into closed session

Moved by Mr. Pickren 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. Moskowitz, the motion carried by unanimous vote.

Motion: To accept the IRC recommendations as presented, with exceptions of Case 2024-761 (to be tabled) and Case 2024-654.

Moved by Mr. Lee and seconded by Mr. Moskowitz The motion was carried by vote of 5 in favor to 1 opposed.

Mr. Pickren recused himself and left the room at 11:00am

Motion: To accept IRC recommendation as presented for Case 2024-654.

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

c. Office of Disciplinary Counsel (ODC) Report

Mrs. Davis reported as of October 1, 2025, there are 62 open cases of which 20 are pending hearings and agreements, 0 pending closure, 0 appeals, and 4 have been closed since the last report.

d. Board Executive Report

Mrs. Wade reported there are currently 6,970 active broker-in-charge licensees; 4,799 active broker licensees; 33,666 active associate licensees; 1,556 active property manager-in-charge licensees; and 2,054 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 August 31, 2025, is \$5,459,061.82. The Cash balance report for the Education and Research Fund as well as the Timeshare Recovery Fund were included in the meeting materials.

Mrs. Wade also reported that staff is in the process of prepping for 2026 license renewals, they are starting to review the renewal applications and documents for 2026 licensure Renewals.

Mrs. Wade publicly congratulated Mr. Wharton, Mrs. Brown, and Mrs. Buttler for their years of public service. Mr. Wharton and Mrs. Brown will be awarded 5-year public service awards and Mrs. Buttler was awarded the 10-year public service award.

e. Education Report

Mrs. Middleton presented the pre-licensing education audit documentation and overview to the Commission.

Mr. Pickren returned at 11:05am

Mr. Lee recommended the audit documentation be altered with the way information is written about food (snack time, meal time, etc), in order to address the issue of solicitation during a class.

Mr. Burnett shared concerns regarding if an instructor were to fail the audit and the process for the re-audit, can certain cases be escalated to formal complaints similar to the process done with inspections? Staff will discuss with ODC and determine course of action for situations needing to be escalated.

Mr. Burnett inquired if staff will be doing a similar audit for Continuing Education Courses and staff stated yes.

Mrs. Mitchell suggested staff use a rubric with numeric scale for audit scoring.

DISCIPLINARY HEARINGS

Except as noted below, disciplinary hearings are held in closed session to ensure compliance with S.C. Code §40-57-770.

a. 2023-339 Angela Drake

The purpose of this hearing was to consider the Memorandum of Agreement (“MOA”) for Case No. 2023-339. Ms. Drake appeared before the Commission and was represented by James Robey, Esq. Ms. Drake was sworn in. After opening statements were made, Mrs. Davis, with the Office of Disciplinary Counsel presented the MOA. Ms. Drake testified 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 where no votes will be taken.
Moved by Mr. Pickrenand seconded by Mr. Lee the motion carried by unanimous vote.

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

Motion: With respect to Case No. 2023-339, the MOA is accepted with the following sanctions: Respondent be issued a public reprimand and undergo a one-year suspension stayed upon completion of 12 hours of continuing education courses: Disclose Disclose Disclose (for 4 hours), a course in professionalism or ethics (for 4 hours), and a course regarding contracts (for 4 hours) (these courses will not count towards licensure renewal) to be completed within 90 days from the date of the final order, and fined \$5,000 per violation for a total of \$10,000 in fines to be paid within 90 days from the date of the final order. Once completed, there will be a 2-year probation period and during that time, the licensee cannot apply for Broker-in-Charge designation.
Moved by Mr. Burnett and seconded by Mr. Lee, the motion carried by unanimous vote.

b. 2024-110

The purpose of this hearing was to consider the Memorandum of Agreement (“MOA”) for Case No. 2024-110. The licensee appeared before the Commission and was represented by counsel. The licensee and their Broker-in-Charge were sworn in. After opening statements were made, Mrs. Davis, with the Office of Disciplinary Counsel presented the MOA. The licensee testified 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 where no votes will be taken.
Moved by Mr. Lee and seconded by Mr. Pickren, the motion carried by unanimous vote.

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

Motion: With respect to Case No. 2024-110, the case is dismissed.
Moved by Mr. Pickren and seconded by Mr. Lee, the motion carried by unanimous vote.

Mr. Pickren left the meeting at 2:04pm.

c. 2024-203

The purpose of this hearing was to consider the Memorandum of Agreement (“MOA”) for Case No. 2024-203. The licensee appeared before the Commission and was represented by counsel. The licensee was sworn in. After opening statements were made, Mrs. Davis, with the Office of Disciplinary Counsel presented the MOA. The licensee testified 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 where no votes will be taken.
Moved by Mr. Lee and seconded by Mr. Moskowitz, the motion carried by unanimous vote.

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

Motion: With respect to Case No. 2024-203, the case is dismissed with a letter of caution.
Moved by Mr. Lee and seconded by Mr. Moskowitz, the motion carried by unanimous vote.

d. 2024-191

The purpose of this hearing was to consider the Memorandum of Agreement /Stipulation of Facts (“MOA/SOF”) for Case No. 2024-191. The licensee appeared before the Commission and was not represented by counsel. The licensee was sworn in. After opening statements were made, Mrs. Davis, with the Office of Disciplinary Counsel presented the MOA/SOF. The licensee testified 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: With respect to Case No. 2024-191, the case is dismissed with a letter of caution.

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

e. 2024-281

The purpose of this hearing was to consider the Formal Complaint for Case No. 2024-281. The licensee appeared before the Commission and was not represented by counsel. The licensee was sworn in. Chuck Waters (LLR) served as witness for the state and was also sworn in. After opening statements were made, Mrs. Davis, with the Office of Disciplinary Counsel presented the State's case. The licensee testified 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 where no votes will be taken.

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

Motion: To exit executive session and return to open session.

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

Motion: With respect to Case No. 2024-281, the case is dismissed with a letter of caution.

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

Motion: To have the Commission Executive file a complaint against companies Broad Management and GVA Management for unlicensed practice.

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

As stated on the meeting Agenda, Any Agenda Topic Not Discussed by 4:00pm Will Automatically Roll Over to the Next Meeting Date. 10a. and 10b. for Old Business and 11a. for New Business will be on the November Administrative day meeting Agenda.

PUBLIC COMMENTS

On behalf of SCR, Austin Smallwood, on behalf of SCR, inquired if a model home builder has that a model home as just a sales office can have a broker sit in that location and work from that location. The Commission anticipates it will have an open house memo next month that may help with inquiries such as this.

Advice Counsel Duncan informed the Commission that former Real Estate Commission Disciplinary Counsel- Rowland Alston- is in the running for a administrative law court judge position and wished Mr. Alston well in his pursuit of this position.

ADJOURNMENT

Motion: To adjourn.

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

The meeting adjourned at 4:56pm

Oct. 15, 2025 Meeting

RECUSAL FORM

Applicant or Case No. (if disciplinary) 2024-654 on IRC Report Date: 10-15-25

Board Member Recused:

Cory Pickren

Reason for recusal: ☐ Economic Conflict/Relationship ☐ Personal Conflict/Relationship
☒ Knowledge of Allegations ☐ Requested by Applicant/Respondent