

**South Carolina Real Estate Commission
Meeting Minutes**
Wednesday, November 19, 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
William “Andy” Lee – 3rd Congressional District
Janelle Mitchell – 6th Congressional District
Gary A. Pickren, Esq. – At-Large Member
Johnathan Stackhouse – Public Member
Thomas Dugas, Esq. – Public Member

SCLLR STAFF PRESENT:

Erica Wade, Commission Executive
Ashlynn Brown, Administrative Coordinator
Brandy Duncan, Esq., Office of Advice Counsel
Eboni Best, Administrative Coordinator
Wanda Cornelius, Administrative Assistant

PRESENT:

Nadine Garrett, Court Reporter
Carlos Privette
Eric Edwards
Dawne Reese
Tyron Reese
Jackie Jamison
Natasha Brazier
Christina Wilds
Tiara Harvard
Kevin Washington
Angel Washington
Shaquan Davis

CALLED TO ORDER: Mr. Rinehart called the meeting to order at 10:03 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 AGENDA

Motion: To approve the agenda.

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

APPROVAL OF MEETING MINUTES

Motion: To approve the October 15, 2025 meeting minutes with amendment.

Mrs. Mitchell made a motion to approve, which was seconded by Mr. Moskowitz. The motion carried by unanimous vote. Mr. Lee, Mr. Dugas, Mr. Wilkerson abstained from voting due to not being present at the October 15, 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.

APPLICATION HEARINGS

a. Carlos Privette

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

Mr. Stackhouse entered the meeting at 10:17am.

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

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

Motion: To approve Mr. Privette to sit for the associate exam. He will need to submit a new application for associate licensure (does not need to pay the application fee again) and cannot obtain a South Carolina Broker or Broker-in-Charge license.

until 2032. Mr. Privette would need to appear before the Commission should he apply for a Broker or Broker-in-Charge license.

Moved by Mr. Dugas and seconded by Mr. Moskowitz, the motion was carried by a vote of 7 in favor to 2 opposed.

b. Natasha Brazier

Ms. Brazier 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. Witnesses Christina Wildy and Jermaine Gillmore were sworn in. Witness Christina Wildy 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 closed session.

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

Motion: To return to open session.

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

Motion: To approve Ms. Brazier to sit for the associate exam.

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

c. Shaquan Davis

Mr. Davis 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. Davis to sit for the associate exam.

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

d. Tiara Harvard

Ms. Harvard 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. Application hearings are recorded by a certified reporter in the event a verbatim transcript is necessary.

Motion: To approve Ms. Harvard to sit for the associate exam.

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

e. Dawne Reese

Mrs. Reese 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. Witness Tyron Reese was also sworn in, 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 Mrs. Reese to sit for the associate exam.

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

f. Jackie Jamison

Ms. Jamison 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 approve Ms. Jamison to sit for the property manager exam.

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

g. Kevin Washington

Mr. Washington 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. Witness Angel Washington was also sworn in, 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. Washington to sit for the associate exam.

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

As stated on the agenda, as all application hearings were concluded prior to 4:00 pm, the Commission began work on parts of the Thursday, November 20, 2025, agenda items.

OLD BUSINESS

9c. Update to Wholesaling Guidance Document- John Rinehart

Mr. Rinehart shared with the Commission that he was contacted by a company that seems to align itself with the business of wholesaling. Mr. Rinehart wanted to share this information to warn the public and licensees that per law, wholesaling is illegal. Mrs. Duncan reviewed the website of the particular company that reached out to the Commissioner and shared concerns about the legitimacy of if the company actually owns the property or not. Mr. Burnett inquired if Mr. Rinehart wanted to update the wholesaling guidance document. Mr. Rinehart believes this company is attempting a “work around” of recent updated laws, and it appears to be in violation on the surface. Warning the public of companies working in this manner is important. Mr. Lee stated it may be in best interest for the Commission to have the Commission Executive file a complaint so that Investigations can look into the company and see what is actually going on, if they are in fact practicing wholesaling. The Commission

agreed for Mrs. Wade to file a complaint in order for an investigation in lieu of updating the wholesaling guidance document at this time.

Mr. Lee also stated that attorneys are key in dispersing information, that wholesaling is against the law. He then inquired if the Commission is able to reach out to the South Carolina Bar and request they remind their licensees of the law change from 2024. Mrs. Duncan stated she had already done this several months ago through the South Carolina Bar's e-blast. Mr. Pickren mentioned that it may be effective to also contact title insurance companies- Palmetto land title association for example- and Underwriting counsels. Mr. Pickren advised Mrs. Duncan that he can provide the contact information of all title insurance companies in South Carolina to her in order to share this information. Mrs. Duncan will provide a short summary and copy of the current wholesaling guidance document to title insurance companies. Mr. Pickren suggested including information on 40-year recorded listings with the wholesaling notifications.

9d. Review and Approval “Explanation of Listing Options for Residential Sellers” Form-
Erica Wade and Brandy Duncan

Mrs. Duncan presented the document. Mr. Rinehart inquired if South Carolina Statutes allow this form. Mr. Lee and Mr. Pickren agreed that this form is intended to protect the public and the licensee. Mr. Rinehart reminded the Commission that ARELLO members across the nation are having license law discussions and wants to ensure that this document would not go contradict South Carolina law. Mr. Lee stated that based on his knowledge, this form does not go against South Carolina law.

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

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

Mr. Stackhouse left the meeting at 1:50pm.

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

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

Motion: To table the discussion and approval for a later date.

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

NEW BUSINESS

10d. Travel Approval- 2026 ARELLO Leadership Symposium, January 11-13, 2026 in
Biloxi, MS- Erica Wade

Mrs. Wade requested travel approval for Mrs. Buttler and Mr. Rinehart to attend the 2026 ARELLO Leadership Symposium, January 11-13, 2026 in Biloxi, MS. Attendance to the ARELLO Leadership Symposium is by invitation only, Mr. Rinehart and Mrs. Buttler were both invited.

Motion: To approve reimbursement for Mrs. Buttler and Mr. Rinehart to attend the 2026 ARELLO Leadership Symposium, January 11-13, 2026 in Biloxi, MS. Moved by Mr. Lee and seconded by Mr. Dugas. The motion carried by unanimous vote.

10e. Travel Approval- 2026 ARELLO Legal Exchange, March 8-11, 2026 in Isle of Palms, SC- Erica Wade

Mrs. Wade requested travel approval for Mrs. Davis, Mrs. Duncan, any Commissioners who wish to attend, and up to 3 additional staff members to attend the 2026 ARELLO Legal exchange, March 8-11, 2026 in Isle of Palms, SC.

Motion: To approve reimbursement for all Commissioners who wish to attend and up to 5 staff members to attend the 2026 ARELLO Legal Exchange, March 8-11, 2026 in Isle of Palms, SC.

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

10f. Travel Approval- 2026 ARELLO Mid-Year Conference, April 14-16, 2026 in Louisville, KY- Erica Wade

Mrs. Wade requested travel approval for up to 5 Commissioners and up to 5 Staff members to attend the ARELLO Mid-Year Conference, April 14-16, 2026 in Louisville, KY.

Motion: To approve reimbursement for up to 5 Commissioners and up to 5 Staff members to attend the ARELLO Mid-Year Conference, April 14-16, 2026 in Louisville, KY.

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

10g. Change of 2026 Meeting Dates- Erica Wade

Mrs. Wade stated there are some scheduling conflicts with the previously approved 2026 Commission meeting dates. Dates in 2026 that have conflicts are: January 14th, February 11th, March 11-12th, September 16th, and November 4th.

Alternative dates staff suggests are: to move January 14th to January 21st, move February 11th to February 25th, move March 11-12th to March 18-19th, move September 16th to September 23rd, and move November 4th to November 18th.

Motion: To approve the change of the specified meeting dates in 2026.

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

10f. Approval for ARELLO Commissioner College Training Classes- John Rinehart

Mr. Rinehart explained what the classes were and stated they are valuable resources available to the Commissioners through ARELLO. Mrs. Duncan stated there is a fee, the Commission can make a motion to approve reimbursement for Commissioners and select staff to take classes.

Motion: To approve reimbursement for any Commissioners and staff who wish to take the ARELLO Commissioner College Training classes
Moved by Mr. Pickren and seconded by Mr. Lee. The motion carried by unanimous vote.

PUBLIC COMMENTS

Mr. Lee inquired if it was possible for LLR to leave the board meeting recordings located on Youtube up for a longer period of time, or if there is a list of past meeting videos kept. Mrs. Wade stated she will reach out to Mrs. Buttler and LLR I.T. to determine if this is possible. Mrs. Mitchell reminded Commissioners that it is a good idea for Commissioners to view the videos as well, as a refresher.

ADJOURNMENT

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

The meeting adjourned at 2:59pm.