

**South Carolina Real Estate Commission
Special-Called Teleconference Meeting Minutes
Wednesday, December 17, 2025 at 2:00 p.m.**

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. The telephone number and access code were provided on the posted agenda for members of the public wishing to join.

Commission Members 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
Johnathan Stackhouse – Public Member
Thomas Dugas, Esq. – Public Member

SCLLR STAFF PRESENT:

Erica Wade, Commission Executive
Ashlynn Brown, Administrative Coordinator
Joi Middleton, Education Manager
Brandy Duncan, Esq., Office of Advice Counsel
Meredith Buttler, Program Director

PRESENT:

Mary Joy, Court Reporter
Austin Smallwood, Esq., SCR
Jennifer Nicely

CALLED TO ORDER: Mr. Rinehart, Chair, called the meeting to order at 2:06 p.m.

APPROVAL OF AGENDA

Motion: To approve the agenda.

Moved by Mr. Lee and seconded by Mrs. Mitchell. The motion was approved unanimously.

INTRODUCTION OF COMMISSION MEMBERS AND STAFF

Commissioners and staff introduced themselves.

APPROVAL OF EXCUSED ABSENCES

Motion: To approve the absences of Gary Pickren.

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

DISCUSSION AND REVIEW OF THE 2026-2028 RESIDENTIAL CORE COURSE

Mrs. Wade recapped that staff had submitted a Request for Proposal (RFP) for mandatory core courses pertaining to residential and commercial that would expand over six years. Jennifer Nicely with Pinnacle Academy was awarded the contract. The RFP contract required that prior to offering the courses, the courses must be reviewed and approved by the Commission.

Mrs. Middleton introduced Mrs. Nicely and gave further information on her role in creating the courses; the course information was previously provided for the Commissioners to review to prepare any questions or concerns for Mrs. Nicely.

Mrs. Nicely presented the residential core course and the commercial core course. For this particular Bi-annual period, the courses are going to focus on the recent law changes that occurred in 2024-2025. The courses will take real case studies and show students how these cases reflect the statutes and the dates those statutes started.

All instructors, whether they teach synchronous or asynchronous, will teach the same information. The PowerPoints the instructors would present have interactive slides and include slide notes for the instructors. Instructor notes have plenty of information; including examples. Mrs. Nicely believed that the content is important and the delivery of the content is what makes it effective.

The Commissioners then gave their input on the courses and made suggestions to formatting, editing information for more clarity, and addition of information regarding LLCs, addition of information on how to identify scams, and addition of best practices.

Motion: To accept the 2026-2028 residential core course with amendments.

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

Mrs. Nicely inquired if the Commission would be interesting in meetings like this for the other courses she is working on as part of the RFP contract. Commission agreed to do one meeting per course at a time in order to review the material thoroughly.

Mrs. Nicely provided a brief update on her progress with the Broker-in-Charge (BIC) Mandatory core course. She explained that in the past, BIC licensees have shared their frustrations that every time they take the BIC core course, it is the same material as the residential core course but just re-arranged. Mrs. Nicely's goal is to make the BIC core course not so repetitive of the residential core course and have the information geared more towards BIC. Mrs. Mitchell inquired if there would be case studies or examples in the BIC course material similar to the format the residential core course was in. Mrs. Nicely stated there are not currently case studies included with the BIC core course, there are more hands-on approaches in the current material. Her hope is in the next cycle for the course that she can include case studies, but with the current material that style of relaying information may not be best suited. If Staff find useful hearings or cases regarding BIC licensees, they are to send the information to Jennifer Nicely for future case studies.

Mrs. Nicely stated that the progress on the Commercial core course would have similar teaching concept to the residential, same baseline but not same examples or case studies as the residential core course. Mr. Burnett suggest Mrs. Nicely reach out to Cindy Chandler of North Carolina as she may have Commercial examples that may be helpful to include in the Commercial core course material.

PUBLIC COMMENTS

Austin Smallwood of SCR stated that a number of licensees inquired about listing agreements with owners that own large plots of land, that some may be working with a builder that doesn't own the land or have any sort of agreement. Mrs. Duncan did some research regarding this topic and the main focus from the statutes seems to be that advertising cannot be misleading. Mr.

Rinehart reminded licensees that they cannot represent property unless there is a signed listing agreement on that particular property.

Mr. Smallwood stated he thanked the Commission for their time and enjoyed his time working alongside SCR and the Commission. He stated his replacement would be Louis Dettorree, Esq. Mr. Rinehart invited Mr. Smallwood to attend the next Commission meeting to publicly thank him for his work.

ADJOURNMENT

Motion: To adjourn.

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

The meeting adjourned at 3:56 p.m.