

**South Carolina Real Estate Commission
Meeting Minutes**

Wednesday, March 18, 2026 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
Allen Wilkerson – 2nd Congressional District
William “Andy” Lee – 3rd Congressional District
Janelle Mitchell – 6th Congressional District
Andrew Streett – 7th 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
Joi Middleton, Education Manager
Brandy Duncan, Esq., Office of Advice Counsel
Megan Flannery, Esq., Office of Advice Counsel
Shannon Davis, Esq., Office of Disciplinary Counsel
Wattie Wharton, Lead Investigator Office of Investigations and Enforcement
Chuck Waters, Investigator for Office of Investigations and Enforcement
Chuck Turkal, Investigator for Office of Investigations and Enforcement
Robbie Dean, Program Manager Office of Investigations and Enforcement

PRESENT:

Katherine Boone, Court Reporter
James Gist Jr.
Christopher Charlson

CALLED TO ORDER: Mr. Rinehart called the meeting to order at 10:07 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. Wilkerson 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 25, 2026 meeting minutes.

Mr. Lee made a motion to approve, which was seconded by Mr. Pickren. The motion carried by unanimous vote. Mr. Streett abstained from voting due to not officially becoming a Commissioner until March 1, 2026.

Motion: To approve the March 5, 2026 Special-Called meeting minutes.

Mr. Lee made a motion to approve, which was seconded by Mr. Streett. The motion carried by unanimous vote. Mr. Pickren and Mr. Moskowitz abstained from voting due to not being present at the March 5, 2026 Special-Called 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 stated that multiple Commissioners and LLR staff had the privilege of attending the ARELLO Legal Exchange Conference held in Charleston, South Carolina March 9-11, 2026. The conference brought together Commissioners and state staff from all over the United States. The conference included topics such as A.I., Fraud/Identity Theft, and other hot topics/trends from around the country. Mr. Rinehart expressed his thanks to the Commissioners and staff members who took the time to attend and participate in the conference.

STAFF REPORTS

a. Office of Investigations and Enforcement (OIE) Report

Mr. Wharton reported that from January 2, 2026, to March 13, 2026, 147 complaints have been filed. OIE currently has 38 active investigations, 10 citations have been issued, and 0 cases have been closed during that time period.

b. Investigative Review Conference (IRC) Report

Mr. Wharton reported that the IRC met on March 5, 2026, via WebEx. The IRC recommends the following: 18 cases for dismissal, 2 cases for a letter of caution, and 3 formal complaints.

Motion: To enter into closed session to comply with the requirements of S.C. Code §40-57-770.

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

Motion: To return to open session.

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

Motion: To accept the IRC recommendations.

Moved by Mr. Pickren and seconded by Mrs. Moskowitzl, The motion was carried by unanimous vote. Mr. Pickren recused himself from Case 2025-654.

c. Office of Disciplinary Counsel (ODC) Report

Mrs. Davis reported as of March 4, 2026, there are 102 open cases of which 16 are pending hearings and agreements, 3 pending closure, 1 appeals, and 1 has been closed since the last report.

d. Board Executive Report

Mrs. Wade reported there are currently 7,049 active broker-in-charge licensees; 4,762 active broker licensees; 34,035 active associate licensees; 1,609 active property manager-in-charge licensees; and 2,133 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 February 28, 2026, is \$4,428,109.26. The Cash balance report for the Education and Research Fund as well as the Timeshare Recovery Fund were included in the meeting materials.

The Senate Judiciary Subcommittee will meet Thursday, March 19, 2026, in Room 105 of the Gressette Building to consider and receive testimony on Bills H. 3021 and S. 254. Individuals who wish to testify must contact the Senate Judiciary Subcommittee by calling 803-212-6610.

License Renewals, for those with a June 30, 2026 expiration date, are scheduled to begin April 1, 2026 and will run through June 30, 2026.

Mrs. Wade also noted that at the ARELLO Legal Exchange conference, some of the issues that were discussed, our commission has addressed or issued guidance documents for them. Nick Kremydas of SCR sat on a panel that explained the difference between the Commission and the associations which was a great panel. Mrs. Wade thanked Commissioner Rinehart for representing the South Carolina Real Estate Commission at the conference and for sharing with other states the guidance documents that the South Carolina Commission has created.

e. Education Report

Mrs. Middleton presented a breakdown of the exams for state/national exams, explaining that the passage percentages are staying steady. Candidate numbers are going down for Broker exams due to the law change in 2024. Mr. Wilkerson inquired if there are in person options for the exams in Columbia. Mrs. Middleton says that a trend she is seeing of is more online vs. in-person courses in the Columbia area.

At the Board meeting on May 14, 2025 the South Carolina Real Estate Commission extended its temporary waiver of the in-person final exam proctoring requirement for distance pre-licensing courses until June 30, 2026, in accordance with S.C. Reg. 105-6(C). This waiver permits virtual proctoring of final examination required for pre-licensing course completion. As this Expires in June, would the Commission consider extending the requirement another year or make permanent?

Before the Commission makes a motion on this matter, Mr. Rinehart requested staff to present research of the recent pass/fail for in-person vs. online, for the May 13th meeting.

APPLICATION HEARINGS

a. James Gist Jr.

Mr. Gist 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 closed session.

Moved by Mr. Pickren and seconded by Mr. Moskowitz, 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 approve Mr. Gist to sit for the associate exam.

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

b. Christopher Charlson

Mr. Charlson appeared before the Commission for an Associates 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.

Mr. Moskowitz recused himself from this hearing and left the room.

Motion: To approve Mr. Charlson to sit for the associate exam, however, he must take and pass the course “Disclose, Disclose, Disclose” before he can be made exam eligible. This course will not count towards any future continuing education credit.

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

Mr. Moskowitz returned to the meeting.

OLD BUSINESS

Approval of the 2026-2028 Broker-in-Charge Core Course

Mrs. Middleton, on behalf of Jennifer Nicely, presented the updated Broker-in-Charge Course documentation that contained the recommendations and edits from the March 5th special-called meeting. Discussion ensued and there were a few additional amendments recommended by Commissioners for the course.

Motion: To approve the 2026-2028 Broker-in-Charge Core Course student manual with amendments.

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

Motion: To approve the 2026-2028 Broker-in-Charge Core Course teacher manual and PowerPoint with amendments.

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

NEW BUSINESS

10a. Confirmation of Delivery of Trust Funds Guidance Document- Brandy Duncan & John Rinehart

Mrs. Duncan presented the guidance document. Mr. Burnett recommended a slight amendment to the last sentence in the second paragraph. Mrs. Davis asked the Commission their thoughts on contemporaneous notes versus computer notes. Commission agreed that licensees need actual confirmation from whomever is holding the earnest money, not just a sticky note or a verbal call, licensees need something in writing from the earnest money holder.

Motion: To approve the Confirmation of Delivery of Trust Funds Guidance Document with amendments.

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

PUBLIC COMMENTS

Mr. Lee requested an update from Mr. Wilkerson on the Commercial core course. Mr. Wilkerson stated he is working with Mrs. Nicely and recommended a few amendments to the course, however, the entire course is not ready for Commission review yet.

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

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

Mr. Pickren and Mr. Stackhouse left the meeting at 1:09pm

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

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

Motion: For LLR Finance team to attend the May 13, 2026 Commission meeting, and discuss the statutory requirements of the Commission in SC Code §40-1-50(D)(1)-(4).

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

ADJOURNMENT

Motion: To adjourn.

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

The meeting adjourned at 1:22pm.

RECUSAL FORM

Applicant or Case No. (if disciplinary) Chris Charbon Date: 3/18/26

Board Member Recused: Daniel Moskowitz [REDACTED]

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

Applicant or Case No. (if disciplinary) 2025-654 Date: 3-18-26

Board Member Recused: Gary Pickren [REDACTED]

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