South Carolina Real Estate Commission
Meeting Minutes
Wednesday, January 21, 2026 at 10:00 am
110 Centerview Dr., Kingstree Building, Midlands 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
Shannon Davis, Esq., Office of Disciplinary Counsel
Meredith Buttler, Program Director
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
Robbie Dean, Program Manager Office of Investigations and Enforcement

PRESENT:

Sean Cary, Court Reporter
Louis Dettorre, SCR
Hamlin O'Kelley, Esq.
Joel Barber

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
None

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

APPROVAL OF MEETING MINUTES
Motion: To approve the December 10, 2025 meeting minutes with amendment.
Mr. Lee made a motion to approve, which was seconded by Mr. Burnett. The motion carried by unanimous vote.

Motion: To approve the December 17, 2025 Special-Called meeting minutes.
Mr. Lee 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 Members and staff for their time and dedication to the profession and protecting the public.

STAFF REPORTS

a. Office of Investigations and Enforcement (OIE) Report
Mr. Wharton reported that from January 1, 2025, to December 31, 2025, 756 complaints have been filed. OIE currently has 95 active investigations, 9 citations have been issued, and 66 cases have been closed during that time period.

b. Investigative Review Conference (IRC) Report
Mr. Wharton reported that the IRC met on January 5, 2026, via WebEx. The IRC recommends the following: 11 cases for dismissal, 2 cases for a letter of caution, 0 cases for Cease and Desist, and 17 formal complaints.

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

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

Motion: To return to open session.

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

Motion: To accept the IRC recommendations with exceptions to cases 2025-87 which should become a Formal Complaint and 2025-379 which should return to the IRC for further review and investigation.

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

c. Office of Disciplinary Counsel (ODC) Report

Mrs. Davis reported as of January 8, 2026, there are 86 open cases of which 18 are pending hearings and agreements, 0 pending closure, 0 appeals, and 3 have been closed since the last report.

d. Board Executive Report

Mrs. Wade reported there are currently 7,033 active broker-in-charge licensees; 4,760 active broker licensees; 33,878 active associate licensees; 1,592 active property manager-in-charge licensees; and 2,123 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 December 31, 2025, is $4,856,934.28. 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 on January 14, 2026, she attended the state house for legislative session with Mrs. Buttler and Mrs. Duncan as the Legislature was to review the Commission's recommended updates and additions to the Regulations for Real Estate. She was happy to report that legislative subcommittee found the recommended regulations favorable and that they have moved to the next step in the review process. Mrs. Wade will continue to submit legislative updates to the Commissioners as this session continues.

Mrs. Duncan explained that at the legislative session they were asked why real estate agents were licensed/regulated. Mrs. Duncan requested Commissioners provide their thoughts on this so that staff can be better prepared if this question returns at a future legislative session.

Mrs. Wade notified the Commission that there will be updates to the website, this is an Agency wide update and staff will notify the Commission members and licensees once the updates have been made live and what to expect. At the upcoming February

Commission meeting, students from Clover High School who are interested in the Real Estate field will be attending. The Instructor Development Workshop (IDW) will be held online May 6th and June 9th of this year. The Commercial Core Courses will be held online April 15th and May 12th of this year as well.

DISCIPLINARY HEARINGS

a. 2022-96 & 2022-756 Joel Barber: Continued

The purpose of this hearing was to continue the testimony and evidence for the Formal Complaints for Case No. 2022-96 and 2022-756 from December 10, 2025. The licensee appeared before the Commission and was represented by Hamlin O'Kelley Esq. The licensee and witness, Chuck Waters (LLR), were sworn in.

Disciplinary hearings are recorded by a certified court reporter in the event a verbatim transcript is necessary.

Motion: To enter into closed session.
Moved by Mr. Lee and seconded by Mr. Pickren, the motion carried by unanimous vote.

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

The Commission heard testimony from Joel Barber.

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

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

The Commission heard additional testimony from Joel Barber and testimony from Investigator Chuck Waters.

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, as well as exit closed session and return to open session.

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

Motion: With respect to Case No. 2022-96, the state had proven by a preponderance of the evidence that Respondent violated S.C. Code § 40-57-710(A)(5, S.C. Code § 40-1-110(1)(f), and S.C. Code § 40-1-110(1)(g)(2011). The motion included the following sanctions: Respondent be issued a public reprimand, his license be permanently revoked, and Respondent be fined $5,000 per violation for a total of $15,000 in fines to be paid within 90 days from the date of the final order. With respect to Case No. 2022-756, that the case be held in abeyance pending final resolution of Case 2022-96 and any associated appeals.
Moved by Mr. Lee and seconded by Mr. Dugas, the motion carried by unanimous vote.

OLD BUSINESS

a. Limited-Service Listing Guidance Document
Mrs. Duncan and Mr. Moskowtiz crafted a draft guidance document in relation to limited-service listings. Mr. Moskowitz stated that the creation of the document was sparked by the repeated confusion in the industry regarding limited-service practice. The purpose of this document is to help clarify to licensees, and the public, expectations for limited-service brokerages and the listings with those brokerages. Mrs. Mitchell inquired if limited-service brokerages are a common practice. Mr. Lee and Mr. Moskowitz both stated that there are many brokerages that practice limited-service and that there are many issues that arise from these services that can make the process for buyers and their agents very difficult. Mr. Lee had some recommended amendments for the document. After discussion, Mr. Rinehart asked advice counsel and Mr. Moskowitz to revise it based off of today's discussions, and bring it back to a future meeting for review by the Commission.

Mr. Stackhouse left the meeting at 2:55pm.

NEW BUSINESS

a. Discussion of S.C. Code §40-1-140(A)(2) and Non-Convictions
The Commission had requested Mrs. Duncan research information regarding non-convictions in relation to this statute.

Motion: To enter into executive session for legal advice where no votes will be taken.
Moved by Mr. Lee and seconded by Mrs. Mitchell, 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.

PUBLIC COMMENTS

None

ADJOURNMENT

<u>Motion:</u> To adjourn.
Moved by Mr. Pickren and seconded by Mr. Lee. The motion carried by unanimous vote.

The meeting adjourned at 3:11pm