

**South Carolina Real Estate Commission
Meeting Minutes**

Wednesday, February 25, 2026 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
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
Kasey Williams, Investigator for Office of Investigations and Enforcement
Jennifer Farmer, Investigator for Office of Investigations and Enforcement
Jennifer Stillwell, Program Manager II Office of Investigations and Enforcement
April Howe, Program Manager Office of Investigations and Enforcement
Robbie Dean, Program Manager Office of Investigations and Enforcement
Heather Rexford, Inspector for Office of Investigations and Enforcement
Latoshia Smalls, Inspector for Office of Investigations and Enforcement

PRESENT:

Sean Cary, Court Reporter
Andrew Streett
Nick Kremydas, Esq., SCR
Louis Dettorre, SCR
Douglas Healy (WebEx)
Heidi Arroyave-Kook
Christopher Brand

Cheryl Shoun, Esq.
Max Mazurek Esq.
Joshua Bennett
Clover High School Real Estate Class

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 EXCUSED ABSENCES

None

APPROVAL OF AGENDA

Motion: To approve the agenda.

Mr. Moskowitz 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 January 21, 2026 meeting minutes.

Mr. Lee made a motion to approve, which was seconded by Mr. Stackhouse. 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 welcomed Tiffany Lee and her class from Clover High School. This class is a pilot program for the SC Pre-Licensing Unit I Course.

Mr. Rinehart welcomed Mr. Andrew Streett who will become the Commissioner of the 7th congressional district pending documents from Governor's office.

STAFF REPORTS

a. **Inspection Report**

Mrs. Howe reported 185 total inspections for the year 2025. For 2026, as of February 25, 2026, there have been a total of 60 inspections.

- b. Office of Investigations and Enforcement (OIE) Report
Mr. Wharton reported that from January 2, 2025, to February 17, 2026, 837 complaints have been filed. OIE currently has 16 active investigations, 10 citations have been issued, and 112 cases have been closed during that time period.
- c. Investigative Review Conference (IRC) Report
Mr. Wharton reported that the IRC met on February 11, 2026, via WebEx. The IRC recommends the following: 12 cases for dismissal, 3 cases for a letter of caution, and 5 formal complaints.

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

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

Motion: To return to open session.

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

Motion: To accept the IRC recommendations with the exception of cases 2025-301 and 2025-642, which should be moved to Formal Complaint (2025-301) and Dismissal (2025-642). .

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

- d. Office of Disciplinary Counsel (ODC) Report
Mrs. Davis reported as of February 11, 2026, there are 96 open cases of which 20 are pending hearings and agreements, 1 pending closure, 0 appeals, and 8 have been closed since the last report.
- d. Board Executive Report
Mrs. Wade reported there are currently 7,048 active broker-in-charge licensees; 4,768 active broker licensees; 33,883 active associate licensees; 1,591 active property manager-in-charge licensees; and 2,132 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 January 31, 2026, is \$4,596,354.66. 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 reminded the Commissioners that there is a special call meeting will be held via WebEx on March 5, 2026 to review the new BIC core course materials. If the Commissioners have any notes, comments, or suggestions for the instructor, please send those to Mrs. Middleton or Mrs. Brown so staff can compile everything and provide it to

the instructor prior to the meeting. The information for the meeting has been uploaded to the board secure site for Commissioner review.

Renewals will open April 1, 2026 and run through June 30, 2026. On Jul 1, 2026 all licenses who did not renew by midnight June 30th will be lapsed. Lapsed licenses will not be able to practice, this includes referrals.

Licensees were sent an e-blast with the recent Commission newsletter. The newsletter is a recap of 2025 and includes upcoming dates and events. It also features all of the guidance documents that have been posted in 2025 and more.

The Instructor Development Workshop will be held May 6, 2026 and June 9, 2026. The Commercial Core Course will be offered virtually on April 15, 2026 and May 12, 2026.

DISCIPLINARY HEARINGS

a. 2024-255 & 2025-243 - Craig McGee

The purpose of this hearing was to consider the Formal Complaint for Cases No. 2024-255 and 2025-243. Mr. McGee did not appear before the Commission despite being properly noticed. Chuck Waters (LLR) and Douglas Healy served as witnesses for the state and were sworn in.

After opening statements were made, Mrs. Davis, with the Office of Disciplinary Counsel presented the State's case. Disciplinary hearings are recorded by a certified court reporter in the event a verbatim transcript is necessary

Motion: With respect to Case No. 2024-255, the state had proven by a preponderance of evidence that Respondent violated S.C. Code §§ 40-57-710(A)(5), 40-57-710(A)(11), 40-57-710(A)(25), 40-1-110(1)(f), and 40-1-110(1)(g). The motion included the following sanctions: Respondent be issued a public reprimand, the respondent's license be permanently revoked with a temporary suspension order issued immediately following the hearing, and that the Respondent be fined \$3,000 per violation for a total of \$15,000 in fines to be paid within 120 days from the date of the final order. That case number 2025-243 be carried over in light of the disposition on case number 2024-255. Moved by Mr. Pickren and seconded by Mr. Lee, the motion carried by unanimous vote.

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

b. 2024-846 Heidi Arroyave-Kook

The purpose of this hearing was to consider the Memorandum of Agreement (“MOA”) for Case No. 2024-846. Mrs. Arroyave-Kook appeared before the Commission and was not represented Counsel. Mrs. Arroyave-Kook was sworn in.

After opening statements were made, Mrs. Davis, with the Office of Disciplinary Counsel presented the MOA. Mrs. Arroyave-Kook 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. Lee and seconded by Mrs. Mitchell, the motion carried by unanimous vote.

Motion: With respect to Case No. 2024-846, the MOA is accepted with the following sanctions: Respondent be issued a public reprimand, undergo indefinite suspension that can only be cleared by completing: the 30-hour Property Manager Course, the 7-hour Property Manager-in-Charge Course, and payment of fines of \$7,500 per violation for a total of \$15,000.
Moved by Mr. Pickren and seconded by Mr. Lee, the motion carried by unanimous vote.

c. 2024-728 Christopher Brand

The purpose of this hearing was to consider the Stipulation of Facts for Case No. 2024-728. Christopher Brand appeared before the Commission and was represented by Cheryl Shoun, Esq. and Max Mazurek, Esq. Mr. Brand was sworn in.

After opening statements were made, Mrs. Davis, with the Office of Disciplinary Counsel presented the Stipulation of Facts. Disciplinary hearings are recorded by a certified court reporter in the event a verbatim transcript is necessary. Mr. Brand testified and answered questions posed by the Commission.

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 Mrs. Mitchell, the motion carried by unanimous vote.

Motion: With respect to Case No. 2024-728, the state had proven by a preponderance of evidence that Respondent violated S.C. Code §§40-57-135(A)(1) and 40-57-135(A)(4). The motion included the following sanctions: Respondent be issued a public reprimand, the respondent must take and pass the Broker-in-Charge Course within 6 months of the date of the final order (This course will not count towards continuing education), and Respondent shall be fined \$2,500 per violation for a total of \$5,000 in fines to be paid within 120 days from the date of the final order.

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

OLD BUSINESS

a. **Limited-Service Listing Guidance Document**

As mentioned in the January Commission meeting, Mrs. Duncan and Mr. Moskowitz crafted a draft guidance document in relation to limited-service listings. The document has been amended per the recommendations from the Commissioners in January and is being presented for approval.

Motion: To approve the document and post to the Commission website.

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

NEW BUSINESS

a. **Possible Future Statutes or Regulations**

Mrs. Duncan notified the Commission that the regulations have received a favorable report from the Senate LCI sub-committee and a favorable report from the House Regulations Committee. Staff has not received any inquiries or negative feedback regarding the regulations. If the regulations are passed, an e-blast will be sent out to licensees notifying them of the new regulations.

A new federal bill, S.3502, was introduced and primarily deals with Timeshares, requiring clear, single-document disclosure of all costs (including ongoing costs like annual maintenance fees), a 14-day cancellation period, and transparent exit options.

House bill 3387, regarding ejectment of unlawful occupants of a residential dwelling, and House bill 3569, regarding for domestic violence victims to terminate an rental agreement, are the only pieces of legislation in the South Carolina General Assembly that directly impact only real estate that appear to be receiving any significant movement currently. If the any of this bills pass, an e-blast will be sent out to licensees notifying them of the new statutes.

PUBLIC COMMENTS

Jennifer Nicely spoke about the Commercial Core Course. She has multiple questions regarding Commercial real estate and the core course. Mr. Lee suggested the Commission create a sub-committee led by Mr. Wilkerson as he has experience in Commercial real estate. Mr. Wilkerson

was happy to chair the sub-committee and the Chair agreed for the creation of the Commercial Core Course sub-committee.

Joshua Bennett had a clarifying question regarding the team names statute. Mrs. Duncan stated she nor the Commission can provide legal advice and for licensees to follow statutes. Mr. Pickren inquired if this was a general census- what could licensees do regarding the team names and be in compliance with statute. Mrs. Duncan stated that she believes licensees should follow the law exactly as written in statute due to the statute stating the names of teams must follow a specific pattern as indicated by the quotation marks in the statute.

Nick Kremydas, on behalf of SCR, noted that the implementation of the team names statute coming in May and requested the Commission consider issuing a short guidance letter regarding team names and what could possibly be acceptable.

Mr. Kremydas, on behalf of SCR, shared concerns regarding licenses that have been revoked and if it was possible for LLR to provide pro-active follow up on the activities of those who lose their license. SCR is curious if the Commission or LLR could possibly amend the internal process, maybe even the actual board order for the license revocation, but a follow up after a revocation would be beneficial especially in the protection of the public.

Ms. Duncan mentioned an April 7, 2021 article from SCR citing a Commission decision. That article was titled “LLR Says MLS/Disclaimers Are Not a Defense.” Ms. Duncan stated that there have been indications that the use of disclaimers in MLS posts are rapidly increasing and that licensees may want to review the SCR article and/or the Commission disciplinary decision from 2021 that dealt with that issue.**ADJOURNMENT**

Motion: To adjourn.

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

The meeting adjourned at 4:07pm