

South Carolina Real Estate Commission

Meeting Minutes

Wednesday, June 24, 2026 at 10:00 a.m.

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
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

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
April Howe, Program Manager, Office of Investigations and Enforcement
Robbie Dean, Office of Investigations and Enforcement
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
Jennifer Stillwell, Chief Inspector, Office of Investigations and Enforcement

PRESENT

Amanda Creel, Court Reporter
Louis Dettorre, SCR
Madison Ballagh
Alicia Ballagh
Adrianna Derrick
Summer Rice
Anthony Giglio
Alficia Lloyd
Angelica Walker
Blake Jones

CALLED TO ORDER

Mr. Rinehart called the meeting to order at 10:01 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

Motion: To approve the absences of Mr. Wilkerson and Mr. Dugas.

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

APPROVAL OF AGENDA

Motion: To approve the agenda.

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

APPROVAL OF MEETING MINUTES

Motion: To approve the May 13, 2026 meeting minutes.

Moved by Mr. Streett and seconded by Mr. Lee. 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.

STAFF REPORTS

a. Office of Investigations and Enforcement (OIE) Report

Mr. Wharton reported that from January 2, 2026, through June 19, 2026, 408 complaints were received. OIE currently has 114 active investigations, 245 matters have been closed or were determined not to be opened, and 5 citations have been issued.

b. Investigative Review Conference (IRC) Report

Mr. Wharton reported that the IRC met on June 15, 2026, via WebEx. The IRC recommended 5 cases for dismissal, 6 cases for letters of caution, and 14 formal complaints.

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

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

Motion: To return to open session.

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

Motion: To accept the IRC recommendations as presented.

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

c. Office of Disciplinary Counsel (ODC) Report

Mrs. Davis reported that as of June 10, 2026, there are 102 open cases, of which 16 are pending hearings and agreements, 0 are pending closure, and 1 is on appeal, 9 cases have been closed since the last report, and 37 cases have been closed from January 1, 2026 to present.

d. Inspections Report

Mrs. Howe reported that 109 inspections were conducted from February 10, 2026, through June 11, 2026. A total of 152 inspections were conducted from January 1, 2026, through June 11, 2026.

The Commission discussed adding a website quick link to inspection information or creating a dedicated inspections webpage.

e. Board Executive Report

Mrs. Wade reported that the Commission's current account balance as of May 31, 2026, is \$4,536,042.50. The cash balance reports for the Education and Research Fund and the Timeshare Recovery Fund were included in the meeting materials.

Mrs. Wade reminded licensees of renewal requirements and the transition to paperless pocket cards.

The Commission requested an opportunity to review the Commercial Core Course.

Mr. Streett noted that North Carolina brokers-in-charge can view the license status of their supervised licensees through the online portal.

Mr. Moskowitz requested expenditure trends for the previous three years, and Mrs. Wade agreed to discuss the request with Mrs. Buttler. The Commission also requested that historical fiscal-year information be included with future cash summaries to provide additional context for evaluating expenditures.

APPLICATION HEARINGS

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. Streett. The motion carried by unanimous vote.

a. Adrianna Derrick – Renewal

Ms. Derrick appeared before the Commission regarding renewal of her license. Application hearings are recorded by a certified court reporter in the event a verbatim transcript is necessary.

Motion: To dismiss the application hearing and approve Ms. Derrick's license renewal.

Moved by Mr. Pickren and seconded by Mr. Streett. The motion carried by a vote of 6 in favor to 2 opposed.

The Commission discussed whether discipline imposed by a trade organization must be disclosed on initial and renewal applications. The consensus of the Commission was that this personal history question is asking about discipline imposed by professional licensing organizations, such as the Commission or entities similar to the Commission in other states or for other professional licensing. The Commission asked staff to review this personal history question to see if an amendment or clarification could be made to make the focus of the question more clear.

Motion: To refer the matter reported by Ms. Derrick for investigation as a complaint.
Moved by Mr. Lee and seconded by Mrs. Mitchell. The motion carried, with two members opposed.

b. Anthony Giglio – Renewal

Mr. Giglio appeared before the Commission regarding renewal of his license. He was sworn in by the court reporter, testified, and answered questions from the Commission. Application 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. Moskowitz and seconded by Mrs. Mitchell. The motion carried by unanimous vote.

Motion: To exit executive session and return to open session.
Moved by Mr. Stackhouse and seconded by Mrs. Lee. The motion carried by unanimous vote.

Motion: To approve Mr. Giglio's license renewal.
Moved by Mr. Pickren and seconded by Mr. Moskowitz. The motion carried, with two members opposed.

c. Robert Coffey – Reinstatement

Mr. Coffey did not appear and his matter was carried over.

d. Madison Ballagh

Mr. Ballagh appeared before the Commission, was sworn in by the court reporter, testified, and answered questions from the Commission. Mr. Pickren recused himself from the hearing. Application 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. Stackhouse 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 deny Mr. Ballagh's application.
Moved by Mr. Lee and seconded by Mr. Moskowitz. The motion carried by a vote of 6 in favor to 1 opposed.

e. Blake Jones

Mr. Jones appeared before the Commission, was sworn in by the court reporter, testified, and answered questions from the Commission. Application hearings are recorded by a certified court reporter in the event a verbatim transcript is necessary.

Motion: To approve Mr. Jones's application with the condition that, should he apply for broker-in-charge eligibility in the future, he must appear before the Commission for another hearing.

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

f. Alfricia Lloyd

Ms. Lloyd appeared before the Commission, was sworn in by the court reporter, testified, and answered questions from the Commission. Marcus Holmes also appeared as a witness, was sworn in, and testified. Application hearings are recorded by a certified court reporter in the event a verbatim transcript is necessary.

Motion: To approve Ms. Lloyd's application.

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

g. Angelica Walker

Ms. Walker appeared before the Commission, was sworn in by the court reporter, testified, and answered questions from the Commission. Application hearings are recorded by a certified court reporter in the event a verbatim transcript is necessary.

Motion: To approve Ms. Walker's application.

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

OLD BUSINESS

a. Private Listing Agreements Guidance Document – Chairman Rinehart, Commissioner Lee, and Brandy Duncan

Mrs. Duncan and Mr. Lee presented a revised guidance document and form concerning private listing agreements. Mr. Lee provided news articles illustrating concerns associated with private listings and explained the importance of guidance that would be available to all licensees and consumers. Mr. Pickren requested the opportunity to work with Mrs. Duncan to reorganize the document, incorporate fair housing information, make the form easier for the public to understand, and include client initials acknowledging that the disclosure was read. The Commission discussed scheduling a special-called meeting in July to consider an updated document. Mr. Rinehart invited Mr. Dettorre of SCR to comment on SCR's voluntary disclosure form addressing the same topic. Mr. Lee noted that the SCR form would be available only to SCR members, while a Commission form would be available to all licensees. Mr. Pickren agreed to consider information provided by Nick Kremydas of SCR when revising the documents. Mr. Rinehart requested that a workgroup be formed with Advice Counsel to continue the project.

b. Payment of Commission After Death of Licensee Guidance Document – Commissioner Lee and Brandy Duncan

Mr. Lee presented an updated guidance document regarding payment of commission after the death of a licensee. Discussion ensued. The Commission requested that Mr. Lee, Mr. Streett, and Mr. Pickren continue working with Mrs. Duncan to revise the document and bring it back for future consideration. Mr. Moskowitz provided additional recommendations.

NEW BUSINESS

a. Proposed 2027 Commission Meeting Dates

The Commission reviewed the proposed 2027 meeting schedule and requested that the November 11, 2027 meeting be changed to November 17, 2027.

Motion: To approve the proposed 2027 Commission meeting dates with the amendment changing the November meeting date to November 17, 2027.

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

PUBLIC COMMENTS

Mr. Streett requested formation of a taskforce to review third-party practices that may contribute to licensees failing to comply with Commission statutes and regulations, including practices involving short-term rental platforms. Mr. Streett, Mr. Moskowitz, and Mr. Lee agreed to serve on the taskforce.

Mr. Dettorre, on behalf of SCR, raised concerns received through SCR's legal hotline regarding individuals who continue practicing after the issuance of cease-and-desist orders. He also reported that an SCR member had received a scam call from an individual claiming to be an LLR investigator. The Commission discussed providing information to help licensees identify legitimate LLR investigators and sharing that information with SCR for distribution by email.

ADJOURNMENT

Motion: To adjourn.

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

The meeting adjourned at 3:07 p.m.

RECUSAL FORM

Applicant or Case No. (if disciplinary) Madison Ballagh Date: 6-24-26

Board Member Recused: Gary Pickren 

Reason for recusal: ☐ Economic Conflict/Relationship ☒ Personal Conflict/Relationship

☒ Knowledge of Allegations ☐ Requested by Applicant/Respondent

Applicant or Case No. (if disciplinary) _____ Date: _____

Board Member Recused: _____

Reason for recusal: ☐ Economic Conflict/Relationship ☐ Personal Conflict/Relationship

☐ Knowledge of Allegations ☐ Requested by Applicant/Respondent

Applicant or Case No. (if disciplinary) _____ Date: _____

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