

South Carolina Real Estate Commission
Meeting Minutes
Wednesday, August 12, 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
Thomas Dugas, Esq. – Public Member

SCLLR STAFF PRESENT:

Erica Wade, Commission Executive
Dr. Meredith Buttler, Program Director
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, Office of Investigations and Enforcement
Chuck Turkal, Office of Investigations and Enforcement
Jennifer Farmer, Office of Investigations and Enforcement
Kasey Williams, Office of Investigations and Enforcement

PRESENT:

Kathy Boone, Court Reporter
Patricia Sanders
Gary Robinson
Rachel Dube
Vito Boscaino
Kem Frasier
Mark Moore
Kevin Aldrich
Ashley Gonzalez
Robert Woodard
Adam Hayes
Candace Thompson
India Whaley
Stan McCure
Michelle Garbade
Kayla Rogers

Seth June
Thomas Blackmon
Travis Clarkson
Luke Anderson
Shondias Stroman
Traci Long
Robin Pye
Nick Carlson
Jasmine Brown
Alan Leichtle
Louis Dettorre, SCR

CALLED TO ORDER

Mr. Rinehart called the meeting to order at 10:04 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 absence of Mr. Stackhouse.

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

APPROVAL OF AGENDA

Motion: To approve the agenda.

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

APPROVAL OF MEETING MINUTES

Motion: To approve the June 24, 2026 meeting minutes.

Moved by Mr. Moskowitz and seconded by Mr. Lee. The motion carried. Mr. Wilkerson and Mr. Dugan abstained from voting.

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.

The Chair welcomed the South Carolina Realtors' Association Leadership Academy class to the Commission meeting.

STAFF REPORTS

a. Office of Investigations and Enforcement (OIE) Report

Mr. Wharton reported that from January 2, 2026, to August 7, 2026, OIE had 134 active investigations, 310 matters closed/do not open, 536 total complaints received, and 5 citations.

b. Investigative Review Conference (IRC) Report

Mr. Wharton reported that the IRC met on July 15, 2026, and August 3, 2026, via WebEx. The notes reflect combined recommendations of 20 dismissals, 7 letters of caution, and 13 formal complaints. The number of dismissal-with-Cease-and-Desist recommendations was not recorded.

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 exit closed session and return to Open session.
Moved by Mr. Wilkerson and seconded by Mr. Lee. The motion carried by unanimous vote. No motions were made and no votes were taken during closed session.

Motion: To accept the IRC recommendations from July 15th and August 3rd as presented with the exception that case 2024-548 should be moved to the Formal Complaint section with a consent agreement authorized.
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 August 4, 2026, there were 108 open cases, of which 26 were pending hearings and agreements, 0 were pending closure, and 1 was on appeal. Eight cases had been closed since the last report, with 45 cases closed from January 1, 2026, to present.

Mrs. Davis also reported that the case on appeal has been dismissed by the Administrative Law Court and had reconsideration of that dismissal denied, but that the case could be appealed to the Court of the Appeals for up to 30 days following the denial of the reconsideration.

d. Executive Report

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

Mrs. Wade reported that the renewal period had ended and the reinstatement period was underway.

Mrs. Wade and April Howe presented at the SCR Leadership Academy the previous day.

On July 28th, Mrs. Middleton and Mrs. Wade met with Rhea Smith regarding the suggested ACE program and will update the Commission as information becomes available.

Mr. Rinehart attended the North Carolina Commission meeting July 14–15, 2026 in Boone, North Carolina, including recognition of the outgoing North Carolina Chair. Licensees and applicants are reminded that the Commission has a reciprocal agreement with North Carolina that contains specific requirements and processes.

e. Finance Report

Dr. Buttler reported that she met with Director Emily Farr in July regarding Commission concerns and had asked Commissioners to provide any specific questions before the meeting. She stated

that fee adjustments were not recommended at this time, although they may be considered in 2029 depending on income.

Discussion included the possibility of lowering a fee or discontinuing the \$10 allocation to the Education Fund and returning that amount to the REC general fund; potential additions to citations; possible expansion of IRC parameters for additional citations; and the possible use of hearing officers or a small panel delegated by the Commission, similar to TSO hearings, for disciplinary hearings with the final decision still coming from the Commission. Mr. Rinehart requested rationales for increases and decreases in fee costs. Mr. Lee requested that the fee-change topic be placed on the September agenda.

Motion: To move Rachel Dube to the first application hearing.

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

APPLICATION HEARINGS

a. Rachel Dube

Ms. Dube 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 enter into closed session.

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

Motion: To enter into executive session for legal advice.

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

Motion: To exit executive session.

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

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

Moved by Mr. Street and seconded by Mr. Wilkerson. The motion carried by unanimous vote. No motions were made and no votes were taken during closed or executive session.

Motion: To deny the application based on the extensive record of criminal convictions and the fact that the applicant is still on probation.

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

b. Ashley Gonzalez – Renewal

Mrs. Gonzalez appeared before the Commission regarding renewal of her license, 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.

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 Mrs. Mitchell and seconded by Mr. Lee. The motion carried by unanimous vote. No motions were made and no votes were taken during executive session

Motion: To deny renewal of the license.

Moved by Mr. Lee and seconded by Mr. Pickren. The motion carried with one opposed.

c. Vito Boscaino – Renewal

Mr. Boscaino appeared before the Commission regarding renewal of his license, 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 the renewal of licensure.

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

d. Gary Robinson – Renewal

Mr. Robinson appeared before the Commission regarding renewal of his license, was sworn in by the court reporter, testified, and answered questions from the Commission. Application hearings are recorded by a certified court reporters in the event a verbatim transcript is necessary.

Motion: To approve the renewal of licensure.

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

e. Mark Moore

Mr. Moore 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.

Mr. Pickren left the meeting at 2:00 p.m. and returned at 2:08 p.m. Due to having to leave the meeting during this hearing, Mr. Pickren did not participate in this hearing or the decision issued related to it.

Motion: To deny the application.

Moved by Mr. Lee and seconded by Mr. Dugas. The motion carried. Mr. Pickren abstained.

f. Yanni Uriah

Ms. Uriah 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 enter into closed session.

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

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

Moved by Mr. Streett and seconded by Mr. Dugas. The motion carried by unanimous vote. No motions were made and no votes were taken during closed session

Motion: To approve the application.

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

g. Kem Frasier

Ms. Frasier 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 the application.

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

COMMISSION OFFICER ELECTIONS

Motion: For Mr. Rinehart to serve another year as Chair.

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

Motion: For Mr. Burnett to serve another year as Vice-Chair.

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

OLD BUSINESS

a. Payment of Commission After Death of Licensee – Brandy Duncan

Motion: To approve the guidance document.

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

b. Private Listing Guidance Document and/or Form – Brandy Duncan and Andy Lee

Motion: To table the documents until the following day and for Mrs. Duncan to make the Commission-recommended amendments.

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

NEW BUSINESS

a. Discussion and Approval of Task Force Regarding Instructor Training and Credentials – Brandy Duncan and Andy Lee

Motion: To create a task force regarding instructor training and instructor credentials/standards.

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

Mr. Streett, Mr. Lee, and Mr. Moskowitz volunteered to serve on the task force. Additionally, the task force shall include Mrs. Middleton and two members of the public to be selected by Mr. Lee.

b. Discussion of Licensed Assistants and Definition of Team – David Burnett

Mr. Burnett stated that the topic had been presented to him and he was uncertain whether it had previously come before the Commission. The Commission discussed whether an agent with a Real Estate Commission licensed assistant is considered a “Team” as that term is defined in S.C. Code § 40-57-360. The Commission concluded that clarification of the statutory definition of “team” should be pursued with the Legislature.

PUBLIC COMMENTS

Mr. Dettorre thanked the Commission for its hospitality in hosting the SCR Leadership Academy and stated that SCR looks forward to working with the Commission on future projects.

Mr. Pickren left the meeting at 3:30 p.m.

ADJOURNMENT

Motion: To adjourn.

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

The meeting adjourned at 3:31 p.m.