

South Carolina Real Estate Commission
Meeting Minutes
Wednesday, September 23, 2026 at 10:00 a.m.
110 Centerview Drive, 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
Andrew Streett – 7th Congressional District
Gary A. Pickren, Esq. – At-Large 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, Office of Investigations and Enforcement
Jennifer Farmer, Office of Investigations and Enforcement
Kasey Williams, Office of Investigations and Enforcement
Joi Middleton
Ellie Haughton, ODC Intern
Blake Carroll, ODC Intern

PRESENT:

Sean Cary, Court Reporter
Robert Davis
Pamela Shealy
Russell Long, Esq.
Kenneth Shimer
Shirley Mack
Todd Rutherford, Esq.
Robyn Madden, Esq.
Marcus Holmes
Sean Wilson, Esq.
Gerald Gilsdorf
Kranthi Aella
McKayla Ellis
Louis Dettorre, SCR

CALL TO ORDER

Chairman 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 ABSENCE

Motion: To approve the absence of Mr. Stackhouse.

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

APPROVAL OF AGENDA

Motion: To approve the agenda.

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

APPROVAL OF MEETING MINUTES

Motion: To approve the August 12, 2026 and August 13, 2026 meeting minutes.

Moved by Mr. Lee and seconded by Mrs. Mitchell. 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.

Chairman Rinehart thanked the commissioners who attended the ARELLO Annual Conference. He discussed South Carolina's role in conversations concerning wholesaling and private listings and commended staff for their work. He noted that South Carolina's broker-in-charge manual was used as a model in ARELLO discussion.

STAFF REPORTS

a. Office of Investigations and Enforcement (OIE) Report

Mr. Wharton reported that from January 2, 2026 through September 18, 2026, OIE had 166 active investigations, 386 closed/ do-not-open, 648 total complaints received, and 5 citations.

b. Investigative Review Conference (IRC) Report

Mr. Wharton reported that the IRC met on September 9, 2026, via WebEx and recommended 5 dismissals, 6 letters of caution, and 11 formal complaints.

Motion: To enter 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. Lee and seconded by Mr. Moskowitz. The motion carried by unanimous vote.

Motion: To approve the September 9, 2026 IRC recommendations.

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

c. Office of Disciplinary Counsel

Mrs. Davis reported that, as of September 9, 2026, there were 117 open cases, including 24 pending hearings and agreements, none pending closure, and one appeal. Ten cases had closed since the previous report, and 54 had closed since January 1, 2026.

d. Commission Executive Report

Mrs. Wade reported that the Commission account balance as of July 31, 2026, was \$4,709,230.74. Cash balance reports for the Education and Research Fund and the Timeshare Recovery Fund were included in the meeting materials. Staff is preparing for the 2027–2028 renewal cycle and plan to remind licensees and brokers-in-charge to update contact information with the Commission.

e. Education Report

Ms. Middleton reported on the Advanced Continuing Education workgroup and the instructor training and credentials task force. The groups had been conducting discussion and research. She discussed research into instructor requirements in surrounding states and an upcoming meeting with CE Broker.

Motion: To pursue a Notice of Drafting regarding instructor qualifications.

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

DISCIPLINARY HEARINGS

Mr. Pickren recused himself from the first hearing at 10:55 a.m.

a. Case 2024-716 Shirley Mack

The purpose of this hearing was to consider the Stipulation of Facts (“SOF”) for Case No. 2024-716. Respondent appeared before the Commission and was represented by Todd Rutherford, Esq. Respondent was sworn in and answered questions from the Commissioners. Mr. Wilkerson left the room at 11:25 a.m.

Motion: To enter executive session.

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

Mr. Wilkerson returned at 11:45 a.m.

Motion: To return from executive session.

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

Motion: With respect to Case No. 2024-716, to accept the stipulation of facts, the State has proven violations of S.C. Code §§ 40-57-710(A)(5), 40-57-710(A)(11), and (A)(21) via S.C. Code §§ 40-57-135(J) and 40-57-350(A). To issue the following sanctions: a public reprimand, and require completion within six months of the final order of the property management, property manager-in-charge, associate core, and broker-in-charge core courses. The courses are not to count toward continuing education requirements.
Moved by Mr. Dugas and seconded by Mr. Moskowitz. The motion carried by a vote of 8 in favor; Mr. Wilkerson abstained.

Mr. Pickren returned to the meeting at 2:16 p.m.

b. Case 2026-28 Dr. Gerald Gilsdorf Citation Appeal

The purpose of this hearing was to consider the respondents request for appeal of citation in Case No. 2026-28. Respondent appeared before the Commission and was not represented by counsel. The respondent was sworn in and answered questions from the Commissioners.

Motion: To enter executive session.

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

Motion: To return from executive session.

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

Motion: To deny the appeal.

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

APPLICATION HEARINGS

a. Kranthi Aella – Renewal Hearing

Mr. Aella appeared before the Commission and was represented by Robyn Madden, Esq. Mr. Aella 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 license renewal without conditions.

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

Motion: To hear the applications of Marcus Holmes and Kenneth Shimer heard before Robert Davis.

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

b. Marcus Holmes

Mr. Holmes appeared before the Commission and was represented by Sean Wilson, Esq. Mr. Holmes 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 executive session.

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

Motion: To return from executive session.

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

Motion: To approve the application.

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

c. Kenneth Shimer

Mr. Shimer appeared before the Commission and was represented by Russell Long, Esq. Mr. Shimer 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 executive session.

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

Motion: To return from executive session.

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

Motion: To allow the timeshare registration.

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

d. Robert Davis

Mr. Davis 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 executive session.

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

Motion: To return from executive session.

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

Motion: To approve the application.

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

e. McKayla Ellis

Ms. Ellis 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. Lee and seconded by Mr. Dugas. The motion carried by unanimous vote.

OLD BUSINESS

a. Fee Regulations Chapter 10-37 and Finances

Mr. Moskowitz presented charts on four years of Commission financial trends and expressed concern about future finances without fee increases. Chairman Rinehart shared correspondence from Director Emily Farr and Dr. Meredith Buttler, and discussion followed. Mr. Burnett requested an update on the spreadsheet. Chairman Rinehart formed a Finance Subcommittee to meet with Director Farr, with Mr. Burnett as chair and Mr. Moskowitz, Mr. Streett, and Mr. Wilkerson as members. Mr. Wilkerson requested a breakdown of the numbers of in-state and out-of-state offices and of in-state, out-of-state, and reciprocal licensees from Mrs. Wade.

NEW BUSINESS

a. Proposed Regulations Limited Marketing Advisement Form

Mr. Lee proposed that the Commission add a regulation requiring licensees to use a Commission-approved form for Limited Marketing practices.

Motion: To file a Notice of Drafting.

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

Mr. Lee asked Mrs. Duncan about including novation in the wholesaling guidance document. Mr. Burnett requested that information on teams and the advertising law update be distributed again through an email blast or newsletter.

PUBLIC COMMENTS

None

ADJOURNMENT

Motion: To adjourn.

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

The meeting adjourned at 3:09 p.m.

RECUSAL FORM

Applicant or Case No. (if disciplinary) Shirley Mack Date: 9-23-26

Board Member Recused: Gary Pickren

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

Board Member Signature:  Date: 9-23-26

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

Board Member Signature: _____ Date: _____

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

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Board Member Signature: _____ Date: _____