South Carolina Real Estate Commission
Meeting Minutes
Wednesday, October 14, 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
Johnathan Stackhouse – Public Member
Thomas Dugas, Esq. – Public Member

SCLLR STAFF PRESENT:

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
Jennifer Farmer, Office of Investigations and Enforcement
Kasey Williams, Office of Investigations and Enforcement
Charles Turkal, Office of Investigations and Enforcement

PRESENT:

Elizabeth Janiskee, Court Reporter
Alex Fuller
Tracey Perlman, Esq.
Sandra Bundy
David Smoak
Magali Mouscardy
Jennifer Young
Isaac Tyndall
Randle Stevens
Ann Armshad
Taylor Bell, Esq.
Louis Dettorre, SCR

CALL TO ORDER
Chairman 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 ABSENCE
None

APPROVAL OF AGENDA
Motion: To approve the agenda.

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

APPROVAL OF MEETING MINUTES
Motion: To approve the September 23, 2026 meeting minutes.

Moved by Mr. Moskowitz 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 to protect the public interest in real estate transactions. The Commission 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 October 12, 2026, OIE had 167 active investigations, 432 closed/ do-not-open, 713 total complaints received, and 15 citations.

b. Investigative Review Conference (IRC) Report
Mr. Wharton reported that the IRC met on September 30, 2026, via WebEx and recommended 8 dismissals, 8 letters of caution, and 7 formal complaints.

Motion: To enter closed session.

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

Motion: To return to open session.

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

Motion: To approve the September 30, 2026 IRC recommendations with one amendment of case 2026-101 being moved to receive a letter of caution.

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

c. Office of Disciplinary Counsel

Mrs. Davis reported that, as of September 30, 2026, there were 129 open cases, including 25 pending hearings and agreements, 3 pending closure, and one appeal. Three cases had closed since the previous report, and 57 had closed since January 1, 2026.

d. Commission Executive Report

Dr. Buttler reported, on behalf of Mrs. Wade, that the Commission account balance as of August 31, 2026, was $4,755,516.47. 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 plans to remind licensees and brokers-in-charge to update contact information with the Commission. At the last meeting, Commissioner Wilkerson requested a breakdown of in-state and out-of-state offices and of in-state, out-of-state, and reciprocal licensees Staff was able to provide the totals for in state and out of state offices. Total number of in-state offices 7,546, Out of State 3,564. Total number of offices 11,110. Staff reported that the in-state, out-of-state, and reciprocal licenses cannot be reported due to that information being tied to the broker-in-charge and not the individual licensees.

The Commission has approved the first remediation course, which focuses on disclosure. The escrow remediation course is currently under staff review and is anticipated to be presented to the Commissioners for consideration/approval within the next month.

On Friday, October 9, 2026, the Instructor Taskforce committee met to discuss potential updates to the qualifications for providers.

DISCIPLINARY HEARINGS

Mr. Streett recused himself from the first hearing at 10:29 a.m.

a. Case 2024-726 Sandra Bundy

The purpose of this hearing was to consider the Memorandum of Agreement ("MOA") for Case No. 2024-726. Respondent appeared before the Commission and was represented by Tracey Perlman, Esq. Mrs. Perlman motioned this case be hearing in closed session, the Commission approved. Respondent was sworn in, testified, and answered questions from the Commissioners. Disciplinary hearings are recorded by a certified court reporter in the event a verbatim transcript is necessary.

Mr. Wilkerson left the room at 10:58 a.m.

Motion: To enter executive session.

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

Mr. Wilkerson returned at 11:33 a.m.

Motion: To return from executive session.

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

Motion: To return from closed session.

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

Motion: With respect to Case No. 2024-726, to accept the memorandum of agreement and find that the State proved by a preponderance of the evidence that violations of S.C. Code § 40-57-710(A)(21) took place via violations of S.C. Code §§40-57-135(A)(1) and 40-57-135(A)(7). The disposition includes a one-year suspension stayed upon completion of the following conditions: a public reprimand, one year of probation, completion and passage of the Unit IIIA and Unit IIIB courses again (to be completed within 180 days and not to count toward continuing education hours), completion of the escrow remediation class within 180 days from the date the course is released by the Commission (not to count toward continuing education hours), and payment of a $2,500 fine per violation(for a total fine of $5,000) payable within 180 days from the date of the final order, and a complete an additional inspection in one year with the costs of that additional inspection to be paid by the Respondent within 60 days following receipt of a statement of the costs of the inspection.

Moved by Mr. Pickren and seconded by Mr. Burnett. The motion carried by a vote of 8 in favor; Mr. Wilkerson abstained.

Mr. Streett returned to the meeting at 11:51 a.m.

b. Case 2023-91 Magali Mouscardy

Mr. Lee recused himself from this hearing at 11:53am.

The purpose of this hearing was to consider the Stipulation of Facts ("SOF") for Case No. 2023-91. Respondent appeared before the Commission and was represented by Mr. Taylor Bell, Esq. Respondent was sworn in, testified, and answered questions from the Commissioners. Disciplinary 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. Moskowitz. The motion carried by unanimous vote.

Motion: To return from executive session.

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

Motion: To accept the SOF and find that the State has proven their case by a preponderance of the evidence that Respondent violated S.C. Code § 40-57-710(A)(21) through violations of S.C. Code §§ 40-57-135(I)(2), and 40-57-350(C)(1)(c). To impose the following discipline: a public reprimand; a $500 fine per violation (for a total fine of $1,000) payable within 60 days from the date of the final order; and to require the Unit IIIA and Unit IIIB course to be taken and passed within six months of the date of the final order (not to count towards continuing education credit).

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

Mr. Lee returned to the meeting at 1:15pm.

c. Case 2025-502 Isaac Tyndall

The purpose of this hearing was to consider the Memorandum of Agreement ("MOA") for Case No. 2025-502. Respondent appeared before the Commission and was represented by Mr. Taylor Bell, Esq. Respondent was sworn in, testified, and answered questions from the Commissioners. Disciplinary hearings are recorded by a certified court reporter in the event a verbatim transcript is necessary.

Motion: To accept the MOA and find that the State has proven by a preponderance of the evidence that Respondent violated of S.C. Code §§ 40-57-710(A)(1). To impose the following discipline: a public reprimand; a $500 fine payable within 60 days from the date of the final order; and completion of the Disclose, Disclose, Disclose course within 90 days of the date of the final order (not to count towards continuing education credit).

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

d. Case 2026-33 Randle Stevens

The purpose of this hearing was to consider the Formal Complaint ("FC") for Case No. 2026-33. Respondent appeared before the Commission and was not represented by Counsel. Respondent was sworn in. Latoshia Smalls (LLR) and Charles Turkal (LLR) served as witnesses for the State and were sworn in. Respondent, Ms. Smalls, and Mr. Turkal all testified and answered questions from the Commissioners. Disciplinary 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. Dugas. The motion carried by unanimous vote.

Motion: To return from executive session.

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

Motion: To find that the State has proven their case by a preponderance of the evidence that Respondent violated S.C. Code §40-57-710(A)(27). To impose the following discipline: a public reprimand; a $500 fine, payable within 60 days from the date of the final order; and require contact information to be updated before leaving the LLR building on October 14, 2026, and for the licensee to contact Inspector Smalls within the next 30 days to arrange an office inspection, and that failure to comply with this order will result in permanent revocation of licensure. For all other allegations to be dismissed.

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

e. Cases 2024-720 David Smoak & 2024-721 Jennifer Young

The purpose of this hearing was to consider the Formal Complaints ("FC") for Cases No. 2024-720 and 2024-721. Respondents both appeared before the Commission and were not represented Counsel. Ms. Young requested a continuance in order to obtain counsel.

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. Stackhouse. The motion carried by unanimous vote.

The Commission agreed to continue both cases until the November 18, 2026, Commission meeting. If/when either respondent obtains counsel, they must enter an appearance with the Office of Disciplinary Counsel, but no later than October 28, 2026. For this case to be first one on the docket at the November 18, 2026, Commission meeting due to the inconvenience to the witness who appeared to testify.

NEW BUSINESS

a. Addition of "Novation" to current Wholesaling Guidance Document

Mr. Lee proposed that the Commission add the definition of Novation to the current wholesaling guidance document. Mrs. Duncan presented a draft document of the current wholesaling guidance document with the addition of Novation to the document.

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

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

b. Discussion of Due Diligence for Verifying Square Footage for a Listing

Mr. Lee shared concerns that real estate appraisal practices have changes. Mrs. Davis explained that the practice has not changed, but the forms that appraisers utilize have been updated.

Mr. Stackhouse left the meeting at 3:42PM.

Mr. Moskowitz asked Mr. Dettorre to share information regarding a recent North Carolina Real Estate appraisal publication related to North Carolina appraisal guidelines. Mr. Dettorre will share that publication with the Commission. The Commission agreed to table the discussion until a future meeting.

PUBLIC COMMENTS

Mrs. Duncan shared that there is updated documentation which may be helpful for Property Manager licensees related to H.3387, which passed this last Legislative Session, regarding the Ejectment of Unlawful Occupants. Forms are located on SCCourts.org/forms and licensees should search for form 771A.

ADJOURNMENT

Motion: To adjourn.

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

The meeting adjourned at 3:51 p.m.

REC 10-14-26

RECUSAL FORM

Applicant or Case No. (if disciplinary) 2023-91 Date: 10-14-26

Board Member Recused: Andy Lee

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

Board Member Signature: [redacted] Date: _____

Applicant or Case No. (if disciplinary) 2024-736 Date: 10-14-26

Board Member Recused: Drew Streett

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

Board Member Signature: [redacted] Date: 10-14-26

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: _____

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: _____

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: _____

Board Member Recused: _____

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

Board Member Signature: _____ Date: _____