

## **MINUTES**

### **South Carolina Real Estate Commission**

**Wednesday, May 22, 2013, 10:00am**

Synergy Business Park, Kingstree Building, Conference Room 105

110 Centerview Drive, Columbia, South Carolina 29210

#### **Meeting Called to Order:**

Tony Cox, Chairman, called the regular scheduled meeting of the South Carolina Real Estate Commission to order at 10:20a.m. Board members participating in this meeting included:

Tony Cox – 7<sup>th</sup> Congressional District  
Candace Pratt – 1<sup>st</sup> Congressional District  
Carl Edwards – 3<sup>rd</sup> Congressional District  
David Crigler – 4<sup>th</sup> Congressional District  
Manning Biggers – 5<sup>th</sup> Congressional District  
Buccie Harley – 6<sup>th</sup> Congressional District  
Johnathan Stackhouse – Public Member  
G. Hamlin O’Kelley – Public Member  
Wayne Poplin – At-Large Member

Staff members participating during the meeting included Rod Atkinson, Administrator; Wanda Cooke, Administrative Assistant; Beau Tiller, Education Manager; Sharon Wolfe, Office of Investigations; Darra Coleman and Georgia Lewis, Office of Advice Counsel; and Holly Beeson, Director’s Office.

#### **Public Notice:**

Chairman Cox announced that public notice of this meeting was properly posted at the S.C. Real Estate Commission Office, Synergy Business Park, Kingstree Building, 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.

#### **Pledge of Allegiance:**

The Pledge of Allegiance was led by Chairman Cox.

#### **Excused Absences:**

Sarah Takacs – 2<sup>nd</sup> Congressional District. was absent from the meeting.

#### **MOTION:**

Mr. O’Kelley made a motion to approve this absence. The motion was seconded by Mr. Poplin, which carried unanimously.

#### **Approval of the Meeting Minutes from April 17, 2013**

There is one change on line 207; changing the word “application” to “disciplinary”.

#### **MOTION:**

Mr. Crigler made a motion to approve the amended minutes of the April 17, 2013 meeting. Mr. Biggers seconded the motion, which carried unanimously.

**MOTION:**

Mr. Edwards made a motion to approve the agenda for today's meeting. Mr. O'Kelley seconded the motion, which carried unanimously.

**Chairman's Remarks:**

*Tony Cox*

**Administrator's Remarks:**

*Roderick Atkinson*

1. Licensure Update as of May 20, 2013

• Broker	5,242
• Broker In Charge	7,434
• Property Manager	1,247
• Property Manager In Charge	1,072
• Salesman	16,814
• Salesman (Provisional)	1,064
<b>TOTAL ACTIVE</b>	<b>32,873</b>

• Inactive Broker	1,501
• Inactive Property Manager	403
• Inactive Salesman	4,783
<b>TOTAL INACTIVE</b>	<b>6,687</b>

**TOTAL CURRENT LICENSES AS OF 5/20/13      39,560**

2. Investigations and Enforcement – *Sharon Wolfe*

Ms. Wolfe presented the Commission with an overview of the open and closed cases from January 1, 2013 – May 15, 2013, and well as the same time period from the previous year. Discussion ensued concerning the number of timeshare cases that we have and the fact that, in most instances, the Commission has no jurisdiction.

3. Budget update for April 2013 was reviewed.

4. Approval of IRC Report - April 2013

**MOTION:**

Mr. Crigler made the motion to approve the IRC reports for April 2013. Mr. Poplin seconded the motion, which carried unanimously.

**OLD BUSINESS:**

Mr. O’Kelley gave an update on the progress of the revised Residential Property Condition Disclosure form. Mr. O’Kelley informed the Commission that the Task Force would need to convene again before the final vote could be taken, due to the amount of public comments that we have received in the past couple of weeks.

**MOTION:**

Mr. O’Kelley made a motion to hold off on a final vote on the Residential Property Condition Disclosure Form until the Task Force can meet and add some of the substantive changes and bring it back to the Commission at the June 12, 2013 meeting. Ms. Pratt seconded the motion, which carried unanimously.

Holly Beeson from the Director’s Office, gave an update on the current legislation in progress. Mr. Edwards asked if the Commission could be informed when legislation is being introduced that affects the Commission. Ms. Beeson advised that the Board Chairs are always notified of new legislation and scheduled hearings. Ms. Beeson indicated that she would notify the Board Administrator and he should, in turn, notify the Commission members.

Matt Faile from the office of Information Services, addressed the Commission concerning their desire to implement Agency issued email addresses to all licensees. Chairman Cox had asked Mr. Faile to contact his counterpart at the Louisiana board since they have implemented such a program in that state. Mr. Faile advised that he has been unable to contact his counterpart at the Louisiana Board after several attempts. Mr. Faile indicated that his staff had done some independent research to determine what type of program they had in Louisiana. Their program costs approximately \$3500, however, the larger question would be determining whether the staff administers this program, or if they hire an outside source to perform this task. Mr. Faile informed the Commission that the Real Estate Commission currently have email addresses for 90 percent of their licensees, which is more than any other board. Ms. Pratt challenged that some of these email addresses may not be current. Chairman Cox agreed to attempt to set up a meeting with the Administrator of the Louisiana board, to get more information on their program.

**NEW BUSINESS:**

There was no new business.

**Application Hearings:**

***Stanley Warren Brown***

Mr. Brown was not present and had not responded to numerous attempts by staff to reach him, therefore the hearing was cancelled.

**MOTION:**

Mr. Edwards made a motion to enter Executive Session to receive legal advice. Mr. Poplin seconded the motion, which carried unanimously.

**MOTION:**

Mr. Poplin made a motion to enter Open Session. Mr. Biggers seconded the motion, which carried unanimously.

The next meeting of the Commission will be held on June 12, 2013, to conduct disciplinary hearings.

Chairman Cox introduced discussion concerning the requirement for a National Background Check on all applicants.

**MOTION:**

Mr. Edwards made a motion to require an FBI or national background check on all applications going forward; that the applicant bear the cost of such background check; and that all forms be changed to reflect this change. Mr. Crigler seconded the motion, which carried unanimously.

**Public Comments:**

Byron King, SC Association of Realtors, announced the Annual Conference of the Association on Sept 12-13, 2013, in Charleston, SC. Mr. King also advised of a Webinar on May 23, 2013, regarding the increasing costs of flood insurance, that is open to the public.

**Unfinished Business:**

None

**Adjournment:**

The meeting was adjourned at 11:58 a.m.