

MINUTES

South Carolina Real Estate Commission

Wednesday, December 16, 2015, 10:00am

Synergy Business Park, Kingstree Building, Conference Room 105

110 Centerview Drive, Columbia, South Carolina 29210

Meeting Called to Order:

Chairman Crigler called the meeting of the South Carolina Real Estate Commission to order at 10:00 a.m. Board members participating in this meeting included:

David Crigler – Chair – 4th Congressional District
G. Hamlin O’Kelley – Vice Chair - Public Member
Candace Pratt – 1st Congressional District
David C. Lockwood, III, 2nd Congressional District
Andy Lee – 3rd Congressional District
Manning Biggers – 5th Congressional District
Buccie Harley – 6th Congressional District
Tony Cox – 7th Congressional District
Wayne Poplin – At-Large Member
Johnathan Stackhouse – Public Member

Staff members participating during the meeting included Roderick Atkinson, Board Administrator; Wanda Cooke, Administrative Assistant; Amanda Schlegel, Administrative Assistant; Georgia Lewis, Office of Advice Counsel; Sharon Wolfe, Office of Investigations and Enforcement.

Public Notice:

Chairman Crigler 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 recited by all present.

Invocation

Invocation was offered by Mr. Stackhouse.

Approval of Agenda:

MOTION:

Mr. Lockwood made a motion to approve the agenda. Ms. Pratt seconded the motion, which carried unanimously.

Approval of the Meeting Minutes from November 18, 2015

MOTION:

Mr. O'Kelley made a motion to approve the minutes of the November 18, 2015, meeting. Mr. Poplin seconded the motion, which carried unanimously.

Chairman's Remarks:

David Crigler

Introduction of Board Members and Staff

Administrator's Remarks:

Rod Atkinson

1. **Licensure Update** as of December 11, 2015

• Broker	5183
• Broker In Charge	7522
• Property Manager	1425
• Property Manager In Charge	1222
• Salesman	19735
• Salesman (Provisional)	2053
TOTAL ACTIVE	37,140
• Inactive Broker	1672
• Inactive Property Manager	592
• Inactive Salesman	5394
TOTAL INACTIVE	7,658

**TOTAL CURRENT LICENSES
AS OF 12/11/15 44,798**

2. **Budget** - The board reviewed the budget reports for December, 2015.

3. **Investigations and Enforcement**

Sharon Wolfe presented the Commission with an overview of the opened and closed cases from January 1, 2015 – December 8, 2015, as well as for the previous year.

4. **IRC Report** - The Commission reviewed the IRC report from December 8, 2015.

MOTION:

Mr. Stackhouse made the motion to approve the Formal Complaints portion of the IRC report from December 8, 2015. Mr. Lee seconded the motion, which carried unanimously.

5. Mr. Atkinson informed the Commission that it is time to renew the contract with the vendor for Criminal Background Checks. If the Commission does not wish to renew the contract with SR&I, it will be placed for bidding again.

MOTION:

Mr. Cox made a motion to enter Executive Session. Ms. Pratt seconded the motion, which carried unanimously.

MOTION:

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

MOTION:

Mr. Cox made the motion to renew the contract with the current vendor (SR&I) for 2016. Mr. Lee seconded the motion, which carried unanimously.

6. Mr. Atkinson gave an update on the meeting held by the Home Owners Association Legislative Study Committee.
7. Mr. Atkinson reported that the Timeshare Task Force met on December 9th. The group includes many knowledgeable individuals and they had great discussions with good recommendations moving forward.

BROKER QUALIFICATION STATUS HEARING

Michael Megronigle

The Commission held a Broker Qualification Status Hearing regarding Michael Megronigle. Mr. Megronigle appeared before the Commission to present testimony and was not represented by legal counsel. Discussion ensued.

MOTION:

Mr. Lee made a motion to enter Executive Session. Mr. Poplin seconded the motion, which carried unanimously.

MOTION:

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

MOTION:

Mr. Lee made a motion to allow Mr. Megronigle to resubmit his application to sit for the sales examination, upon completion of a Commission approved Pre-Licensing class, as well as the Ethics course required in the November 2011 Order. Mr. Megronigle will be prohibited from upgrading to a Broker in Charge status for three (3) years. Mr. Megronigle would be allowed to apply and sit for the Broker's exam. However, he would be required to re-appear before the Commission prior to obtaining a broker's license. Mr. Lockwood seconded the motion. The Motion carried with a 7/2 vote.

(This proceeding was recorded by a court reporter in order to produce a verbatim transcript if requested in accordance with the law.)

APPLICATION HEARINGS

Jalycia Golden

The Commission held an Application Hearing regarding Jalycia Golden. Ms. Golden appeared before the Commission to present testimony and was not represented by legal counsel. Discussion ensued.

MOTION:

Mr. Stackhouse made a motion to approve Ms. Golden to sit for the examination. Ms. Pratt seconded the motion, which carried unanimously.

(This proceeding was recorded by a court reporter in order to produce a verbatim transcript if requested in accordance with the law.)

Kelley Hodge

The Commission held an Application Hearing regarding Kelley Hodge. Ms. Hodge appeared before the Commission to present testimony and was not represented by legal counsel. Discussion ensued.

MOTION:

Mr. Cox made a motion to approve Ms. Hodge to sit for the examination. Mr. O'Kelley seconded the motion, which carried unanimously.

(This proceeding was recorded by a court reporter in order to produce a verbatim transcript if requested in accordance with the law.)

MOTION:

Mr. Biggers made a motion to enter Executive Session. Mr. Harley seconded the motion, which carried unanimously.

MOTION:

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

MOTION:

Mr. Lee made a motion to adjourn at 12:20 p.m. Mr. Poplin seconded the motion, which carried unanimously.