

MINUTES

South Carolina Real Estate Commission

Wednesday, November 14, 2018 - 10:00am

Synergy Business Park, Kingstree Building, Conference Room 105

110 Centerview Drive, Columbia, South Carolina 29210

Meeting Called to Order:

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

Candace Pratt – Chair - 1st Congressional District
Andy Lee – Vice Chair - 3rd Congressional District
David C. Lockwood, III - 2nd Congressional District
John Rinehart – 5th Congressional District
Janelle Mitchell – 6th Congressional District
Scott McNew – 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; Gigi Lewis, Office of Advice Counsel; Sharon Cook and Rodney Pigford, Office of Investigations and Enforcement; Rowland Alston, Office of Disciplinary Counsel.

Public Notice:

Chair Pratt 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 Commissioner Mitchell.

Approval of Absences:

David Crigler – 4th Congressional District

MOTION:

Mr. Rinehart made a motion to approve the absence of Commissioner Crigler. Mr. Poplin seconded the motion, which carried unanimously.

Introduction of Board Members and Staff

Approval of Agenda:

Unfinished Business will be moved to after Administrator's remarks.

MOTION:

Mr. Stackhouse made a motion to approve the Agenda, as amended. Ms. Mitchell seconded the motion, which carried unanimously.

Approval of the Meeting Minutes from October 17, 2018

Correction needs to be made on line 151 to add "Vice Chair Lee resided as Chair in Ms. Pratt's absence."

MOTION:

Mr. Lee made a motion to approve the minutes of October 17, 2018 meeting, with amendments as stated. Mr. Lockwood seconded the motion, which carried unanimously.

Chair's Remarks:

Candace Pratt

Commissioner Pratt stated that she and Commissioner Rinehart have discussed the progress of the regulations task force and it was determined that the Commission will not act on any changes until after January 1, 2019.

Administrator's Remarks:

Rod Atkinson

1. Licensure Update as of November 6, 2018

• Broker	5182
• Broker in Charge	7723
• Property Manager	1692
• Property Manager in Charge	1297
• Salesman	28020
TOTAL ACTIVE	43,914
• Inactive Broker	1636
• Inactive Property Manager	742
• Inactive Salesman	7074
TOTAL INACTIVE	9,452

**TOTAL CURRENT LICENSES
AS OF 11/6/18 53,366**

2. Budget Update –The Board reviewed the budget reports for September 2018.

3. Investigations and Enforcement – *Sharon Wolfe* introduced Rodney Pigford, who is replacing her as Chief Investigator. Mr. Pigford presented the Commission with an overview of the opened and closed cases from January 1, 2018 –November 5, 2018, as well as the same time period for the previous year.

4. IRC Report - The Commission reviewed the IRC report from November 5, 2018.

MOTION:

Mr. Lee made the motion to approve the IRC report from November 5, 2018. Mr. Poplin seconded the motion, which carried unanimously.

5. **ODC Report** – *Rowland Alston* presented the Office of Disciplinary Counsel case load report.

Unfinished Business:

1. SC Residential Property Disclosure Form Task Force Recommendations

At a previous meeting, a task force was formed to review and recommend amendments to the South Carolina Residential Property Disclosure Form. This task force was chaired by Commissioner Mitchell. Commissioner Stackhouse contributed, as well as Administrator Atkinson, Advice Counsel Lewis, and several members of the profession and community.

Mr. Atkinson presented the Commission with a report of the task force meeting and recommended changes which include adding language regarding HOAs and Historic District designation.

MOTION:

Mr. Rinehart made a motion to approve the recommended amendments to the South Carolina Residential Property Disclosure Statement, with an effective date of January 1, 2019. Mr. Lockwood seconded the motion, which carried unanimously.

APPLICATION HEARINGS

Allison Blanton

The Commission held an application hearing regarding Allison Blanton's application to take the real estate sales examination in South Carolina. Ms. Blanton appeared before the Commission to present testimony, and was not represented by legal counsel. Discussion ensued.

MOTION:

Mr. Rinehart made a motion to allow Ms. Blanton to take the SC real estate sales examination. Mr. Lockwood 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.)

Stephanie Liscusky

The Commission held an application hearing regarding Stephanie Liscusky's application to take the real estate sales examination in South Carolina. Ms. Liscusky appeared before the Commission to present testimony, and was not represented by legal counsel. Discussion ensued.

MOTION:

Mr. McNew made a motion to allow Ms. Liscusky to take the SC real estate sales examination. Mr. Stackhouse 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.)

Jerry Bentley

The Commission held an application hearing regarding Jerry Bentley's application to take the real estate sales examination in South Carolina. Mr. Bentley appeared before the Commission to present testimony, and was not represented by legal counsel. Discussion ensued.

MOTION:

Mr. Lockwood made a motion to allow Mr. Bentley to take the SC real estate sales examination, with the provision that Mr. Bentley must wait for period of three (3) years from this date to upgrade to Property Manager in Charge or Broker in Charge. Mr. Stackhouse 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.)

William Clark

The Commission held an application hearing regarding William Clark's application to take the real estate sales examination in South Carolina. Mr. Clark appeared before the Commission to present testimony, and was not represented by legal counsel. Discussion ensued.

MOTION:

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

MOTION:

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

MOTION:

Mr. Rinehart made a motion to allow Mr. Clark to take the SC real estate sales examination. However, Mr. Clark will be required to wait for a period of three (3) years to upgrade his license to Broker/Broker in Charge and he will be required to re-appear before the Commission before any upgrade would be granted. Mr. Lockwood seconded the motion, which carried on a 7/1 vote.

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

Logan Schmitt

The Commission held an application hearing regarding Logan Schmitt's application to take the real estate sales examination in South Carolina. Mr. Schmitt appeared before the Commission to present testimony, and was not represented by legal counsel. Discussion ensued.

MOTION:

Mr. Lee made a motion to allow Mr. Schmitt to take the SC real estate sales examination. Mr. Lockwood 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.)

Sherrod White

The Commission held an application hearing regarding Sherrod White's application to take the real estate sales examination in South Carolina. Mr. White appeared before the Commission to present testimony, and was not represented by legal counsel. Discussion ensued.

MOTION:

Ms. Mitchell made a motion to allow Mr. White to take the SC real estate sales examination. Mr. Rinehart 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.)

New Business:

2. Election of Officers

MOTION:

Mr. Lockwood made a motion to re-elect Commissioner Pratt as Chair. Mr. Rinehart seconded the motion, which carried unanimously.

MOTION:

Mr. Stackhouse made a motion to re-elect Commissioner Lee as Vice Chair. Ms. Mitchell seconded the motion, which carried unanimously.

Public Comments

Morris Lyles, Treasurer, SC Realtors, addressed the Commission to express his appreciation for their willingness to work together with SCR to improve the profession and protect the public.

MOTION:

Mr. Lee made a motion to adjourn. Mr. Stackhouse seconded the motion, which carried unanimously.

The meeting adjourned at 1:30 p.m.