

MINUTES

South Carolina Real Estate Commission

Wednesday, March 20, 2019 - 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
David Burnett – 4th Congressional District
John Rinehart – 5th Congressional District
Janelle Mitchell – 6th 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, 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 Rinehart.

Approval of Absences:

none

Introduction of Board Members and Staff

Approval of Agenda:

Application hearing #12, Robert Young, is being moved to item number #4. Applicant agenda item #5, Daniel Roberts, is unable to attend today, due to unforeseen circumstances.

MOTION:

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

Approval of the Meeting Minutes from February 20 and February 21, 2019

MOTION:

Mr. Lockwood made a motion to approve the minutes from the February 20, 2019 meeting. Mr. Lee seconded the motion, which carried unanimously.

MOTION:

Mr. Rinehart made a motion to approve the minutes from the February 21, 2019 meeting. Mr. Poplin seconded the motion, which carried unanimously.

Chair's Remarks:

Candace Pratt

A brief discussion was held concerning recent ongoing legislation regarding Criminal Background Checks and House Bill 3203.

Administrator's Remarks:

Rod Atkinson

1. Licensure Update as of March 13, 2019

| | |
|------------------------------|---------------|
| • Broker | 5117 |
| • Broker in Charge | 7649 |
| • Property Manager | 1659 |
| • Property Manager in Charge | 1275 |
| • Salesman | 27967 |
| TOTAL ACTIVE | 43,667 |
| • Inactive Broker | 1567 |
| • Inactive Property Manager | 697 |
| • Inactive Salesman | 7029 |
| TOTAL INACTIVE | 9,293 |

**TOTAL CURRENT LICENSES
AS OF 1/10/19 52,960**

- 2. Budget Update** –The budget report for January 2019 was reviewed. Mr. Atkinson advised the Commission that LLR has a new Finance Director, Abhijit Deshpande. Discussion ensued regarding which fees contribute to Commission revenue and how disciplinary fine payments are allocated.
- 3. Investigations and Enforcement** – *Sharon Cook* presented the Commission with an overview of the opened and closed cases from January 1, 2018 –March 12, 2019, as well as the same time period for the previous year.
- 4. ODC Report** – *Rowland Alston* presented the Office of Disciplinary Counsel case load report.

APPLICATION HEARINGS

Derrick Davis

The Commission held an application hearing regarding Derrick Davis' application to take the real estate sales examination in South Carolina. Mr. Davis 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. Davis 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.)

Kevona McGee

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

MOTION:

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

MOTION:

Mr. Lee made a motion to enter Open Session. Mr. Burnett seconded the motion, which carried unanimously.

MOTION:

Ms. Mitchell made a motion to allow Ms. McGee to take the sales examination, provided she has paid all fines and provides documentation of same prior to sitting for the 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.)

Jeffrey Bailey

The Commission held an application hearing regarding Jeffrey Bailey's application to obtain a South Carolina license by reciprocity, with the State of Georgia. Mr. Bailey appeared before the Commission to present testimony, and was not represented by legal counsel. Discussion ensued.

MOTION:

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

MOTION:

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

MOTION:

Mr. Lockwood made a motion to allow Mr. Bailey to obtain a Broker's license in South Carolina based on reciprocity with Georgia, on condition that he provides proof of residency in the State of Georgia. This documentation should be page 1 of his 1040 Federal Tax Return, within the past two (2) years. Mr. Rinehart seconded the motion, which carried unanimously.

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Robert Young

The Commission held an application hearing regarding Robert Young's application to take the sales examination in South Carolina. Mr. Young appeared before the Commission to present testimony, and was not represented by legal counsel.

MOTION:

Mr. Lockwood made a motion to allow Mr. Young to take the SC real estate sales examination. Mr. Stackhouse seconded the motion, which carried on a 6/1 vote.

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John Crouch

The Commission held an application hearing regarding John Crouch's application to take the sales examination in South Carolina. Mr. Crouch appeared before the Commission to present testimony, and was not represented by legal counsel. Mr. Lee recused himself from this hearing. Discussion ensued.

MOTION:

Mr. Rinehart made a motion to allow Mr. Crouch to take the SC real estate sales exam. Mr. Lockwood seconded the motion, which carried unanimously.

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Linda Minot

The Commission held an application hearing regarding Linda Minot's application to take the sales examination in South Carolina. Ms. Minot 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. Minot to take the SC real estate sales examination. Mr. Stackhouse seconded the motion, which carried unanimously.

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Omar Tyler

The Commission held an application hearing regarding Omar Tyler's application to take the real estate sales examination in South Carolina. Mr. Tyler 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 to receive legal advice. Mr. Rinehart seconded the motion, which carried unanimously.

MOTION:

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

MOTION:

Mr. Stackhouse made a motion to allow Mr. Tyler to take the SC real estate sales examination. Ms. Mitchell seconded the motion, which carried unanimously.

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Audelino Rosales

The Commission held an application hearing regarding Audelino Rosales' application to take the sales examination in South Carolina. Mr. Rosales appeared before the Commission to present testimony, and was not represented by legal counsel.

MOTION:

Mr. Lockwood made a motion to allow Mr. Rosales to take the SC real estate sales examination. Mr. Burnett seconded the motion, which carried unanimously.

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Heather Yarnall

The Commission held an application hearing regarding Heather Yarnall's application to take the sales examination in South Carolina. Ms. Yarnall appeared before the Commission to present testimony, and was not represented by legal counsel.

MOTION:

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

MOTION:

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

MOTION:

Mr. Lockwood made a motion to deny Ms. Yarnall's request to take the SC real estate sales examination. Mr. Poplin 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.)

Nakiea Hampton

The Commission held an application hearing regarding Nakiea Hampton's application to take the sales examination in South Carolina. Ms. Hampton appeared before the Commission to present testimony, and was not represented by legal counsel.

MOTION:

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

Kenneth Williams

The Commission held an application hearing regarding Kenneth Williams' application to take the sales examination in South Carolina. Mr. Williams appeared before the Commission to present testimony, and was not represented by legal counsel.

MOTION:

Mr. Lockwood made a motion to allow Mr. Williams 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.)

Public Comments

MOTION:

Mr. Lee made a motion to adjourn at 3:15 pm. Mr. Poplin seconded the motion, which carried unanimously.