

RESIDENTIAL BUILDERS COMMISSION  
Synergy Business Park  
110 Centerview Drive Kingstree Building, Room 108  
Columbia, South Carolina 29210  
Wednesday, March 12, 2014

**NOTE: These minutes are a record of the motion and official actions taken by the Board and brief summary of the meeting.**

**Called To Order:**

Derrick G. Williams, Chairman called the regular meeting of the Residential Builders Commission to order at 10:00 a.m. Other members present for the meeting included: Frank Clark; Tim Roberts; Caleb Davis; Bryan Dowd, Hal Dillard and Al Bailey.

Derrick G. Williams, Chairman, announced that public notice of the meeting was properly posted on the bulletin boards at the main entrance of the Kingstree Building and by notice mailed to all requesting person, organizations and news media in accordance with §30-4-80 of the South Carolina Freedom of Information Act.

**Approval of Agenda:**

**MOTION:**

Mr. Clark made a motion to approve the March 12, 2014 Residential Builders Commission Meeting Agenda. Mr. Dowd seconded the motion, which carried unanimously.

**Approval of Minutes for the January 8, 2014 Meeting:**

**MOTION:**

Mr. Bailey made a motion to approve the January 8<sup>th</sup>, 2014 meeting minutes. Mr. Dowd seconded the motion, which carried unanimously.

**Approval /Disapproval of Absent Members:**

All present

**Chairman's Remarks:**

*Derrick Williams*

Mr. Williams reminded everyone that this meeting is being recorded and asked that everyone please speak clearly. Additionally, he advised all applicants and licensees to direct their questions to the chairman of the board.

**Approval of Owner/Builder Exemption:**

*Mr. Gordon Heim*

The Commission heard a request for Mr. Gordon Heim regarding approval to sell his home prior to the expiration of the owner/builder Exemption he signed less than 24 months ago.

**MOTION:**

Mr. Bailey made a motion to allow Mr. Heim the waiver of owner/builder exemption. Mr. Davis seconded the motion, which carried unanimously.

**Application Reviews:**

*Mr. John J. Auletta*

The Commission held an Application Review Hearing regarding Mr. John J. Auletta. Mr. Auletta appeared before the Commission to present testimony and waived his right to counsel.

**MOTION:**

Mr. Clark made a motion to allow Mr. Auletta to sit for the Residential Builder examination. Mr. Davis seconded the motion, which carried unanimously.

*Mr. Robert Miller*

The Commission held an Application Review Hearing regarding Mr. Robert Miller. Mr. Miller appeared before the Commission to present testimony and waived his right to counsel.

**MOTION:**

Mr. Dillard made a motion to allow Mr. Miller to sit for the Residential Builder examination. Mr. Clark seconded the motion, which carried unanimously.

*Mr. Ricky Nelson*

The Commission held an Application Review Hearing regarding Mr. Ricky Nelson. Mr. Nelson did not appear to present testimony.

**MOTION:**

There were no motions made.

*Ms. Deneen R. Hankins*

The Commission held an Application Review Hearing regarding Ms. Deneen R. Hankins. Ms. Hankins appeared before the Commission to present testimony and waived her right to counsel.

**MOTION:**

Mr. Dowd made a motion to allow Ms. Hankins to sit for the Residential Home Inspectors exam. Mr. Roberts seconded the motion, which carried unanimously.

*Mr. Dennis Royston*

The Commission held an Application Review Hearing regarding Mr. Dennis Royston. Mr. Royston appeared before the Commission to present testimony and waived his right to counsel.

**MOTION:**

Mr. Davis made a motion to allow Mr. Royston to sit for the Residential Builder examination. Mr. Clark seconded the motion, which carried unanimously.

*Mr. Harvey Branham*

The Commission held an Application Review Hearing regarding Mr. Harvey Branham. Mr. Branham appeared before the Commission to present testimony and waived his right to counsel.

**MOTION:**

Mr. Bailey made a motion to allow Mr. Branham to get his registration provided has no convictions before renewal as a Registered Specialty Contractor. If convicted his registration will be suspended. Mr. Roberts seconded the motion, which carried unanimously.

*Mr. Nestor Cruz*

The Commission held an Application Review Hearing regarding Mr. Nestor Cruz. Mr. Cruz did not appear to present testimony.

**MOTION:**

There were no motions made.

*Mr. Charles Callaham*

The Commission held a Renewal Review Hearing regarding Mr. Charles Callaham. Mr. Callaham appeared before the Commission to present testimony and waived his right to counsel.

**MOTION:**

Mr. Bailey made a motion to allow Mr. Callaham to get his registration provided he shows proof he continues to try and resolve his outstanding debt. Additionally, he must provide an acceptance or denial letter from his debtor or further verification of his attempts to settle. Mr. Roberts seconded the motion, which carried unanimously.

*Mr. John Rasnick*

The Commission held a Reinstatement Review Hearing regarding Mr. John Rasnick. Mr. Rasnick did not appear to present testimony.

**MOTION:**

There were no motions made.

**Final Order Hearings:**

*Mr. Steppnay Blackwell – case # 2012-207*

The Board held a Final Order hearing regarding Mr. Steppnay Blackwell.

**MOTION:**

Mr. Dowd made a motion to uphold the Hearing Officer's Recommendation. Mr. Bailey seconded the motion, which carried unanimously.

*Mr. Brian K. Rodgers- case # 2011-527*

The Board held a Final Order hearing regarding Mr. Brian K. Rodgers.

**MOTION:**

Mr. Bailey made a motion to uphold the Hearing Officer's Recommendation. Mr. Davis seconded the motion, which carried unanimously.

**Administrator's Remarks:**

None

**OIE Report – Mr. Todd Bond:**

*Todd Bond, Chief Investigator of OIE*

Mr. Todd Bond, Chief Investigator of Office of Investigation, reported the number of investigations as of today:

**Complaints Received - 88**

**Active Investigations – 72**

**Closed Cases – 46**

**New Business**

A. Recommendations of IRC

**MOTION:**

Mr. Davis made a motion to approve the Recommendation of the IRC for February 5, 2014 . Mr. Clark seconded the motion, which carried unanimously.

**MOTION:**

Mr. Bailey made a motion to approve the Recommendation of the IRC for February 25, 2014. Mr. Roberts seconded the motion, which carried unanimously

B. Resolution Guidelines

**MOTION:**

Mr. Bailey made a motion to approve the IRC Resolution Guidelines. Mr. Roberts seconded the motion, which carried unanimously

C. OGC Report

Erin Baldwin, Assistant General Counsel, appeared to present the information to the board regarding the OGC report. If a licensee agrees to sign a Stipulation of facts, the advice attorney will review along with the hearing office. After Review, a Hearing Officer Recommendation can be prepared without a hearing.

D. Elections of Officers (VICE CHAIR)

**MOTION:**

Mr. Dowd made a motion to elect Mr. Al Bailey as the Vice Chairman of the Board. Mr. Roberts seconded the motion, which carried unanimously.

**Old Business**

A. Review for approval of NASCLA Education Program

Mr. Davis made a motion to use NASCLA to add to Hearing Officers' ability to use this continuing education program as a form of disciplinary sanction. Continued discussion allowed for the Board to defer future decisions about NASCLA and other provides to the April 9<sup>th</sup> board meeting. Mr. Dillard seconded the motion, which did not carry unanimously. Mr. Clark opposed.

**Public Comments:**

Mr. Mark Nix, with the Home Builders Association of South Carolina, requested that other local vendors or providers be allowed to present information to the board regarding continuing education classes, in addition to NASCLA.

**Date of Next Meeting:**

The next Residential Builders Commission meeting will be held Wednesday, April 9<sup>th</sup>, 2014 in room 108.

**Adjournment:**

Mr. Davis made a motion to adjourn the Residential Builders Commission Meeting. Mr. Bailey seconded the motion, which carried unanimously. The Residential Builders Commission Meeting was adjourned at 11:45 a.m.

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