

RESIDENTIAL BUILDERS COMMISSION  
Synergy Business Park  
110 Centerview Drive Kingstree Building, Room 108  
Columbia, South Carolina 29210  
Wednesday, March 11, 2020

**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:**

Timothy W. Roberts, Chairman, called the regular meeting of the Residential Builders Commission to order at 10:00 a.m. Other members present for the meeting included: Christy Rhyne, Hal Dillard, Monte Lemmon and Al Bailey.

Timothy W. Roberts, 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 persons, organizations and news media in accordance with § 30-4-80 of the South Carolina Freedom of Information Act.

**Approval of Agenda:**

**MOTION:**

Ms. Rhyne made a motion to approve the March 11, 2020 Residential Builders Commission Meeting Agenda. Mr. Lemmon seconded the motion, which carried unanimously.

**Approval of Minutes for the February 12, 2020 Meeting:**

**MOTION:**

Mr. Bailey made a motion to approve the February 12, 2020 meeting minutes. Ms. Rhyne seconded the motion, which carried unanimously.

**Approval /Disapproval of Absent Members:**

Mr. Bryan Dowd was absent due to illness.

**MOTION:**

Ms. Rhyne made a motion to approve Mr. Dowd's absence from the March 11, 2020 meeting. Mr. Lemmon seconded the motion, which carried unanimously.

**Chairman's Remarks:**

*Timothy W. Roberts*

Mr. Roberts 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 Commission.

**Application Reviews:**

*Stephanie M Frederick*

The Commission held an application review regarding Stephanie M. Frederick. Ms. Frederick appeared before the Commission, presented a witness, Mr. Brian Butler, and waived her right to counsel.

**MOTION:**

Mr. Dillard made a motion to allow Ms. Frederick to sit for the exam. Ms. Rhyne seconded the motion, which carried unanimously.

*David R. White*

The Commission held an application review regarding David R. White. Mr. White appeared before the Commission, and waived his right to counsel.

**MOTION:**

Mr. Bailey made a motion to deny Mr. White's application at this time due to lack of experience. Mr. Dillard seconded the motion, which carried unanimously.

*Donnie Rhodes*

The Commission held an application review regarding Donnie Rhodes. Mr. Rhodes appeared before the Commission, and waived his right to counsel.

**MOTION:**

Ms. Rhyne made a motion to allow Mr. Rhodes to sit for the exam. Mr. Bailey seconded the motion, which carried unanimously.

*Henry Hughes IV*

The Commission held an application review regarding Henry Hughes IV. Mr. Hughes appeared before the Commission and waived his right to counsel.

**MOTION:**

Ms. Rhyne made a motion to allow Mr. Hughes to sit for the exam. Mr. Bailey seconded the motion, which carried unanimously.

*Cody Pressley*

Mr. Cody Pressley did not appear before the Commission.

**MOTION:**

No motion was made.

*Christopher MacRae*

The Commission held an application review regarding Christopher MacRae. Mr. MacRae appeared before the Commission and waived his right to counsel.

**MOTION:**

Mr. Bailey made a motion to allow Mr. MacRae to sit for the exam. Mr. Lemmon seconded the motion, which carried unanimously.

**Administrator's Recommendation for Bond Claim:**

*Ralph David Broome Jr. Case no 2017-795*

The Commission held a hearing regarding the Recommendation for Bond in regards to Mr. Ralph D Broome Jr., case number 2017-795. Mr. Broome was present and represented by counsel, Mr. Micah Leddy.

**MOTION**

Mr. Bailey made a motion to approve the administrator's Recommendation for Bond Claim. Mr. Dillard seconded the motion, which carried unanimously.

*Derek M. Grant*

The Commission held an application review regarding Derek M. Grant. Mr. Grant appeared before the Commission and waived his right to counsel.

**MOTION**

Mr. Dillard made a motion to allow Mr. Grant to sit for the exam. Ms. Rhyne seconded the motion, which carried unanimously.

*Jose Moreno Jr.*

The Commission held an application review regarding Jose Moreno Jr. Mr. Moreno appeared before the Commission, presented a witness, Ms. Denise Johns, and waived his right to counsel.

**MOTION:**

Mr. Bailey made a motion to approve Mr. Moreno's specialty registration. Mr. Lemmon seconded the motion, which carried unanimously.

*John W. Duncan III*

The Commission held an application review regarding John W. Duncan III. Mr. Duncan appeared before the Commission, presented a witness, Harold Foster, and waived his right to counsel.

**MOTION:**

Mr. Lemmon made a motion to approve Mr. Duncan's specialty registration. Mr. Dillard seconded the motion, which carried unanimously.

*John Thomas Daniels Jr.*

The Commission held an application review regarding John Thomas Daniels Jr. Mr. Daniels appeared before the Commission and waived his right to counsel.

**MOTION:**

Mr. Bailey made a motion to approved Mr. Daniels' specialty registration. Mr. Lemmon seconded the motion, which carried unanimously.

*Jeffrey Minor*

The Commission held a renewal review regarding Jeffrey Minor. Mr. Minor appeared before the Commission and waived his right to counsel.

**MOTION:**

Mr. Dillard made a motion to approve Mr. Minor's renewal. Mr. Bailey seconded the motion, which carried unanimously.

*Daniel Litchford*

The Commission held an application review regarding Daniel Litchford. Mr. Litchford appeared before the Commission and waived his right to counsel.

**MOTION:**

Mr. Dillard made a motion to enter into executive session to receive legal advice in regards to the request of Mr. Litchford. Ms. Rhyne seconded the motion, which carried unanimously.

**MOTION:**

Mr. Bailey made a motion to exit executive session after receiving legal advice. Ms. Rhyne seconded the motion, which carried unanimously.

**MOTION:**

Mr. Bailey made a motion to deny Mr. Litchford's request for reinstatement. Mr. Dillard seconded the motion, which did not carry unanimously. Mr. Lemmon opposed.

**Final Order Hearings:**

*Mr. Kareem Limon Williams case # 2018-133*

The Board held a Final Order hearing regarding Mr. Kareem Williams. Mr. Williams was not present. Mr. Chris Elliott, Esq. represented the State in the matter.

**MOTION:**

Mr. Bailey made a motion to adopt the Hearing Officer's Recommendation. Ms. Rhyne seconded the motion, which carried unanimously.

**Administrator's Remarks for Information:**

No Comments were made.

**OIE Report – Mr. Todd Bond:**

*Kyle Tennis presented the report on behalf of Todd Bond, Chief Investigator of OIE*

Mr. Kyle Tennis, presented the OIE report. He reported the number of investigations as of March 11, 2020:

**Complaints Received – 220    Active Investigations – 293    Closed Cases – 158**

**New Business**

A. Recommendations of IRC

**MOTION**

Mr. Bailey made a motion to approve the Recommendations of the IRC. Ms. Rhyne seconded the motion, which carried unanimously

B. Resolution Guidelines

**MOTION**

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

**Old Business:**

Tim Roberts, Chairman, asked the Commissioners and staff to review the previous SC Residential Builders Construction Standards so it could be discussed in depth at May meeting.

**Public Comments:** None.

**Date of Next Meeting:**

The next Residential Builders Commission meeting will be held Wednesday, April 8, 2020 in room 108.

**Adjournment:**

Ms. Rhyne made a motion to adjourn the Residential Builders Commission Meeting. Mr. Lemmon seconded the motion, which carried unanimously. The Residential Builders Commission Meeting was adjourned at 1:00 p.m.

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