

RESIDENTIAL BUILDERS COMMISSION  
Synergy Business Park  
110 Centerview Drive Kingstree Building  
Columbia, South Carolina 29210  
Videoconference  
Wednesday, December 9, 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 10:17 a.m. Other members present for the meeting included: Christy Rhyne, Hal Dillard, Bryan Dowd 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:**

Mr. Dowd made a motion to approve the December 9, 2020 Residential Builders Commission Meeting Agenda. Mr. Bailey seconded the motion, which carried unanimously.

**Approval of the November 18, 2020 minutes:**

**MOTION:**

Mr. Bailey made a motion to approve the November 18, 2020 minutes. Mr. Dillard seconded the motion, which carried unanimously.

**Approval /Disapproval of Absent Members:**

All members were present.

**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, licensees, staff to direct their questions to the chairman of the board and asked for patience as the board used the WebEx Platform.

**Final Order Hearings:**

*Mr. Tyler Raines case # 2018-652*

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

**MOTION:**

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

\*\* Mr. Bailey recused himself from case number 2019-229 and 2018-798 due to his service as the hearing officer.

*Mr. Thomas Gainey case # 2019-229*

The Board held a Final Order hearing regarding Mr. Thomas Gainey. Mr. Gainey was not present. Mr. Bailey recused himself due to his service as the hearing officer. Ms. Shayla Hayes, Esq. represented the State in the matter.

**MOTION:**

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

*Mr. Bruce Aho case # 2018-798*

The Board held a Final Order hearing regarding Mr. Bruce Aho. Mr. Aho was not present. Mr. Bailey recused himself due to his service as the hearing officer. Mr. Charlie Gwynne, Esq. represented the State in the matter.

**MOTION:**

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

\*\* *Mr. Bailey returned to the meeting.*

**Initial Applications:**

*Amy Little*

The Commission held an application review regarding Amy Little. Ms. Little appeared before the Commission, and waived her right to counsel. She presented a witness, Ms. Jennifer Williams.

**MOTION:**

Mr. Bailey made a motion to deny Ms. Little's request at this time due to lack of experience. Mr. Dowd seconded the motion, which carried unanimously.

*Brandon Odom*

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

**MOTION:**

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

*Michael Pakkala*

The Commission held an application review regarding Michael Pakkala. Mr. Pakkala appeared before the Commission and waived his right to counsel. He presented a witness Ms. Jessica Pakkala.

**MOTION:**

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

*Antonio Goins*

Mr. Antonio Goins did not appear before the Commission.

**MOTION:**

No motions were made.

*Hank Maxwell*

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

**MOTION:**

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

*Brian Greene*

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

**MOTION:**

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

*Alexander Cheatham*

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

**MOTION:**

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

*Michael Kemmerer*

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

**MOTION:**

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

\*\*Mr. Dillard had to leave the meeting.

*Bryan Nolen*

The Commission held an application review regarding Mr. Bryan Nolen. Mr. Nolen appeared before the Commission with his attorney Mr. Douglas MacNellie.

**MOTION:**

Mr. Dowd made a motion to approved Mr. Nolen with the condition that he is to carry a \$5,000 bond at all times he is registered. Mr. Bailey seconded the motion, which carried unanimously.

*Jason Weatherspoon*

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

**MOTION:**

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

**Requirement of Credit Reports:**

Janet Baumberger, Administrator reported to the Commission that the credit reports pulled by staff are showing as hard hits on the applicants' credit. She asked how the Commission would like to proceed at this time with regard to the credit report requirement and whether the Commission would allow the applicant to request the credit report and submit it to the Commission. The Commission did not take action on this information. Janet will speak with Upper Management and will provide further information to the Commission concerning questions raised during the meeting.

**Administrator's Remarks for Information:**

No remarks were made.

**OIE Report – Mr. Todd Bond:**

*Todd Bond, Chief Investigator of OIE*

No OIE report was presented to the Commission.

**New Business:**

A. Resolution Guidelines

**MOTION**

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

**Old Business:**

No old Business was discussed.

**Public Comments:**

None.

**Date of Next Meeting:**

The next Residential Builders Commission meeting will be held Wednesday, January 13, 2021.

**Adjournment:**

Ms. Rhyne made a motion to adjourn the Residential Builders Commission Meeting. Mr. Dowd seconded the motion, which carried unanimously. The Residential Builders Commission Meeting was adjourned at 12:20 pm.

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