

RESIDENTIAL BUILDERS COMMISSION
Synergy Business Park
110 Centerview Drive Kingstree Building
Columbia, South Carolina 29210
Videoconference
Wednesday, March 10, 2021

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 10:04 a.m. Other members present for the meeting included: Al Bailey, Christy Rhyne, Hal Dillard and Bryan Dowd.

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. Bailey made a motion to approve the March 10th, 2021 Residential Builders Commission Meeting Agenda. Ms. Rhyne seconded the motion, which carried unanimously.

Approval of the February 10, 2021 minutes:

MOTION:

Mr. Dowd made a motion to approve the February 10, 2021 minutes. Ms. Rhyne 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.

Initial Applications:

Marvin Gainey

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

MOTION:

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

Charles Miller III

The Commission held an application review regarding Charles Miller III. Mr. Miller appeared before the Commission and waived his right to counsel.

MOTION:

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

Alfred Alsbrooks

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

MOTION:

Ms. Rhyne made a motion to allow Mr. Alsbrooks to sit for the Exam. Mr. Bailey seconded the motion, which did not carry unanimously. Mr. Dowd opposed.

Darrell Hodges

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

MOTION:

Mr. Bailey made a motion to allow Mr. Hodges to sit for the exam. Ms. Rhyne seconded the motion, which did not carry unanimously. Mr. Dowd and Mr. Dillard opposed. Mr. Roberts voted affirmatively to break the tie. The motion passed.

Bradley Johnson

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

MOTION:

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

Anthony Porter

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

MOTION:

Ms. Rhyne made a motion to deny Mr. Porter's request to sit for the exam due to lack of evidence of experience. Mr. Dowd seconded the motion, which carried unanimously.

Kenneth Copeland

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

MOTION:

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

Harrell Evans

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

MOTION:

Mr. Dillard made a motion enter into executive session to receive legal advice regarding Mr. Evan's application. Ms. Rhyne seconded the motion, which carried unanimously.

MOTION:

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

MOTION:

Mr. Dillard made a motion to deny Mr. Evan's request to sit for the exam due to lack of experience. Ms. Rhyne seconded the motion, which carried unanimously.

- Ms. Rhyne left the meeting.

Aaron Anderson

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

MOTION:

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

- Ms. Rhyne returned to the meeting.

Frank Laraia Jr.

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

MOTION:

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

Nicholas Gilman

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

MOTION:

Mr. Bailey made a motion to allow Mr. Gilman to sit for the exam. Ms. Rhyne seconded the motion, which did not carry unanimously. Mr. Dillard opposed.

George Argetsinger IV

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

MOTION:

Mr. Bailey made a motion to approve Mr. Argetsinger for a specialty registration with the condition that he carry a \$5,000 bond at all times he is registered. Mr. Dillard seconded the motion, which carried unanimously.

Michael David Rogers

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

MOTION:

Mr. Dowd made a motion to approve Mr. Rogers for a specialty registration with the condition that he carry a \$5,000 bond at all times he is registered and complete all terms of his probation. Ms. Rhyne seconded the motion, which did not carry unanimously. Mr. Bailey opposed.

Stephen McWhorter

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

MOTION:

Mr. Bailey made a motion to allow Mr. McWhorter to reinstate his builder's license. Mr. Dowd seconded the motion, which carried unanimously.

- *Mr. Dowd left the meeting*

**Mr. Bailey recused himself from the meeting in the matter of Anthony Burton Case no 2019-60; Derral Gillespie Case no 2018-402; Rodney Taylor Case no 2018-257; and James McCarty Case no 2019-302 due to his service as the hearing office in the above mentioned case

Hearing Officer Recommendations:

Anthony Burton Case no 2019-60

The Board held a Final Order hearing regarding Mr. Anthony Burton. Mr. Burton was not present. Ms. Shayla Hayes, Esq. represented the State in the matter.

MOTION:

Ms. Rhyne made a motion to adopt the Hearing Officer's Recommendation. Mr. Dillard seconded the motion, which carried unanimously with Mr. Roberts voting affirmatively.

Derral G Gillespie Case no 2018-402

The Board held a Final Order hearing regarding Mr. Derral Gillespie. Mr. Gillespie was not present. Ms. Shayla Hayes, Esq. represented the State in the matter.

MOTION:

Ms. Rhyne made a motion to adopt the Hearing Officer's Recommendation. Mr. Dillard seconded the motion, which carried unanimously with Mr. Roberts voting affirmatively.

Rodney Taylor Case no 2018-257

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

MOTION:

Ms. Rhyne made a motion to adopt the Hearing Officer's Recommendation. Mr. Dillard seconded the motion, which carried unanimously with Mr. Roberts voting affirmatively.

James McCarty Case no 2019-302

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

MOTION:

Ms. Rhyne made a motion to adopt the Hearing Officer's Recommendation. Mr. Dillard seconded the motion, which carried unanimously with Mr. Roberts voting affirmatively.

Mr. Bailey returned to the meeting.

Regulation of Doors and Windows:

Mr. Maurice Smith, Assistant Chief Investigator with the Office of Investigation and Enforcements requested further clarification of what type of license or registration would be required for the installation of door and windows. The Commission confirmed that doors and windows would fall under the carpentry classification.

MOTION:

Mr. Bailey made a motion that installation or replacement of doors or windows requires a specialty registration with the classification of carpentry. Ms. Rhyne seconded the motion, which carried unanimously.

License requirements for constructing enclosed screened porch or addition:

The Commission discussed the credentials required to construct or enclose an addition or screened porch with a roof. The Commission discussed at length and determined that it would review this issue further at the next Commission meeting on April 14th, 2021.

Administrator's Remarks for Information:

Janet Baumberger updated the Commission on the staff's scheduled return to the office on March 15th, 2021.

OIE Report – Mr. Todd Bond:

Maurice Smith, Assistant Chief Investigator of OIE

Maurice Smith, presented the reports on Mr. Bond's behalf.

Total number of compliant received as of 03/10/2021: 182

Active: 298

Closed: 166

New Business:

A. Resolution Guidelines

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

B. Recommendations of the IRC

MOTION

Ms. Rhyne made a motion to approve the IRC Resolution Guidelines. Mr. Bailey 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, April 14, 2021.

Adjournment:

Ms. Rhyne made a motion to adjourn the Residential Builders Commission Meeting. Mr. Dillard seconded the motion, which carried unanimously. The Residential Builders Commission Meeting was adjourned at 1:14 pm.

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