

RESIDENTIAL BUILDERS COMMISSION  
Synergy Business Park  
110 Centerview Drive Kingstree Building  
Columbia, South Carolina 29210  
Wednesday, August 11, 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 10:00 a.m. Other members present for the meeting included: Hal Dillard, Earl McLeod, Jr., Christy Rhyne, 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 August 11, 2021 Residential Builders Commission Meeting Agenda. Mr. Dillard seconded the motion, which carried unanimously.

**Approval of the July 14, 2021 minutes:**

**MOTION:**

Mr. Bailey made a motion to approve the July 14, 2021 agenda. 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 each person please speak clearly. Additionally, he advised all applicants, licensees, and staff to direct their questions to him as Chairman.

**SCDLLR Financial Report:**

**Emily Farr, SCDLLR Director and Abhijit Deshpande, Finance and Procurement Program Manager**

Ms. Farr presented to the Commission the year-end financial statement as well as the forecasted income for the upcoming fiscal years. She discussed the fees as listed in the State Regulations Chapter 10.

**Initial Applications:**

*Ryan Mullins*

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

**MOTION:**

Mr. McLeod made a motion to allow Mr. Mullins to sit for the exam. Mr. Dillard seconded the motion, which did not carry unanimously. Mr. Dowd and Mr. Bailey opposed.

*Juan Gamez-Martinez*

The Commission held an application review regarding Juan Gamez-Martinez. Mr. Gamez-Martinez appeared before the Commission and waived his right to counsel.

**MOTION:**

Mr. Bailey made a motion to deny Mr. Gamez-Martinez at this time due to lack of experience. Mr. Dillard seconded the motion, which carried unanimously.

*William Robertson*

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

**MOTION:**

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

*Franklin Mazola Jr.*

The Commission held an application review regarding Franklin Mazola Jr. Mr. Mazola appeared before the Commission and waived his right to counsel.

**MOTION:**

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

*George Justo*

The Commission held an application review regarding George Justo. Mr. Justo appeared before the Commission and waived his right to counsel. He presented multiple witnesses: Mr. David Medley; Robert Goings; Steve Apple-Wright; and Christian Basil.

**MOTION:**

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

*Christopher Bagwell*

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

**MOTION:**

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

*Jeffrey Waddell*

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

**MOTION:**

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

*Charles Coleman Jr.*

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

**MOTION:**

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

*Mark Couture*

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

**MOTION:**

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

*Harold Lindeen*

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

**MOTION:**

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

*David Lee McDonald*

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

**MOTION:**

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

*Glenn Ingram Jr.*

The Commission held an application review regarding Mr. Glenn Ingram Jr. Mr. Ingram appeared before the Commission and waived his right to counsel.

**MOTION:**

Mr. McLeod made a motion to allow Mr. Ingram to sit for the exam. Mr. Dillard seconded the motion, which did not carry unanimously. Mr. Bailey opposed. ‘

*David Chad Broome*

The Commission held an application review regarding Mr. David Chad Broome. Mr. Broome appeared before the Commission and waived his right to counsel. He presented a witness Mr. Randal Rainey.

**MOTION:**

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

*Sidney Jones*

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

**MOTION:**

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

*Cedric Smith*

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

**MOTION:**

Mr. McLeod made a motion to approve Mr. Smith with the condition that he provide a \$5,000 bond and comply with the terms of his probation. Mr. Bailey seconded the motion, which did not carry unanimously. Mr. Dillard opposed.

*Charles Brown*

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

**MOTION:**

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

*Jeffrey Tretter*

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

**MOTION:**

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

*Byron Bourgeois*

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

**MOTION:**

Mr. Dowd made a motion to enter into executive session to receive legal advice. Ms. Rhyne seconded the motion, which carried unanimously.

**MOTION:**

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

**MOTION:**

Mr. Dowd made a motion to deny Mr. Bourgeois' application. Mr. Bailey seconded the motion, which carried unanimously

*Richard Nalbantian*

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

**MOTION:**

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

*Jonathan Davis*

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

**MOTION:**

Mr. Bailey made a motion to approve Mr. Davis request for a specialty registration. Mr. Dillard seconded the motion, which did not carry unanimously. Mr. Dillard, Ms. Rhyne, Mr. McLeod and Mr. Dowd opposed. The motion failed.

**MOTION:**

Mr. Dowd made a motion to deny Mr. Davis application at this time. Ms. Rhyne seconded the motion, which did not carry unanimously. Mr. Bailey opposed.

*Lonnie Howard*

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

**MOTION:**

Mr. Dowd made a motion to approve Mr. Howard's request for a specialty registration with the condition that he carry a \$5,000 bond at all times and comply with the terms of his probation. Ms. Rhyne seconded the motion, which carried unanimously.

*Timothy Addy*

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

**MOTION:**

Ms. Rhyne made a motion to approve Mr. Addy's registration with the condition that he carry a \$5,000 bond at all times. Mr. Dillard seconded the motion, which carried unanimously.

*Joseph Iannotti*

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

**MOTION:**

Mr. McLeod made a motion to allow Mr. Iannotti to have one more attempt of the exam. Mr. Dillard seconded the motion, which did not carry unanimously. Mr. Dowd, Ms. Rhyne and Mr. Bailey opposed. The motion failed.

**MOTION:**

Mr. Bailey made a motion to deny Mr. Iannotti's request to take the exam after three fails. Mr. Dowd seconded the motion, which did not carry unanimously. Mr. McLeod and Mr. Dillard opposed.

*\*Mr. Bailey recused himself in the following matters due to his service as the hearing officer: Paul Fiaschetti*

**Hearing Officer Recommendations:**

*Mr. Paul Fiaschetti, Case number 2017-463 and 2017-649*

The Board held a Final Order hearing regarding Mr. Paul Fiaschetti. Mr. Fiaschetti was not present at the meeting. Mr. Charlie Gwynne represented the State in the matter. Mr. Bailey recused himself from the hearing due to his service as the hearing officer.

**MOTION:**

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

*\*Mr. Bailey returned to the meeting*

**Final Order Hearing Report on Accepted Hearing Officer Recommendations:**

Mr. Charlie Gwynne presented the report to the Commission.

**MOTION:**

Ms. Rhyne made a motion to accept the Final Order Hearing Report on Accepted Hearing Officer Recommendation. Mr. Dowd seconded the motion, which carried unanimously.

**Administrator's Remarks for Information:**

Janet Baumberger, Administrator for the Residential Builders Commission

Ms. Baumberger asked the Commission to clarify the requirements to qualify for the 106-4 exam waiver for a Home Inspectors license. The Commission confirmed that any exam given by approved course providers does not exempt the requirement to take the Home Inspector Exam.

**OIE Report – Mr. Todd Bond:**

*Todd Bond, Chief Investigator of OIE*

Mr. Todd Bond presented the OIE report. He reported the number of investigations as of July 14, 2021.

**As of August 11, 2021:**

**Complaints Received –616 Active Investigations – 200 Closed Cases –682**

**New Business:**

- A. Recommendations of the IRC

**MOTION**

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

- B. Resolution Guidelines

**MOTION**

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

**Old Business:**

None.

**Date of Next Meeting:**

The next Residential Builders Commission meeting will be held Wednesday, September 8, 2021.

**Adjournment:**

Mr. Dowd 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 3:30 pm.

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