

RESIDENTIAL BUILDERS  
COMMISSION  
Synergy Business Park  
110 Centerview Drive  
Kingstree Building  
Columbia, South Carolina 29210  
Wednesday, April 13, 2022

**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: Al Bailey, Hal Dillard, Christy Rhyne, 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:***

Ms. Rhyne made a motion to approve the April 13, 2022 Residential Builders Commission Meeting Agenda. Mr. Dowd seconded the motion, which carried unanimously.

**Approval of Minutes for the February 9, 2022 Meeting:**

***MOTION:***

Mr. Bailey made a motion to approve the February 9, 2022 minutes. Mrs. Rhyne seconded the motion, which carried unanimously.

**Approval of Minutes for the March 9, 2022 Meeting:**

***MOTION:***

Mrs. Rhyne made a motion to approve the March 9, 2022 minutes. Mr. Dowd seconded the motion, which carried unanimously.

**Approval /Disapproval of Absent Members:**

Mr. McLeod and Mr. Graves were absent.

***MOTION:***

Mr. Dowd made a motion to approve the absent members. Mrs. Rhyne seconded the motion, which carried unanimously.

**Chairman's Remarks:**

***Timothy W. Roberts***

No remarks were made for this meeting.

**Initial Applications:**

*George William Druyos*

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

**Executive Session**

***MOTION:***

Mr. Dowd made a motion to go into Executive Session for legal advice. Mrs. Rhyne seconded the motion, which carried unanimously.

**Return from Executive Session**

***MOTION:***

Mr. Dowd made a motion to return from Executive Session. Mrs. Rhyne seconded the motion, which carried unanimously.

***MOTION:***

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

*Ryan Daniel Martel*

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

***MOTION:***

Mr. Bailey made a motion to approve Mr. Martel for a Residential Builders Specialty Registration. Mrs. Rhyne seconded the motion, which carried unanimously.

*Jeremy Leigh Hilliard*

The Commission held an application review regarding Jeremy Leigh Hilliard. Mr. Hilliard appeared before the Commission and waived his right to counsel.

***MOTION:***

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

*Emory Kelly Aycock*

The Commission held an application review regarding Emory Kelly Aycock. Mr. Aycock appeared before the Commission and waived his right to counsel.

***MOTION:***

Mr. Dillard made a motion to approve Mr. Aycock to sit for the exam. Mrs. Rhyne seconded the motion, which carried unanimously.

*Ryan K Dueck*

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

**MOTION:**

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

*David R Lamb*

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

**MOTION:**

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

*Frank W Jackson*

Mr. Jackson asked to be rescheduled. The Commission did not take any action.

*Gerald A Rose*

The Commission held an application review regarding Gerald A Rose. Mr. Rose appeared before the Commission, waived his right to counsel, and presented a witness, his wife, Mrs. Rose, for testimony.

**MOTION:**

Mr. Dowd made a motion to approve Mr. Rose for reinstatement of his Residential Builders Specialty Registration with the condition that he shall provide evidence of either a payment plan or a satisfaction of the tax lien at the next renewal. Mr. Bailey seconded the motion, which carried unanimously.

*Gholamreza Mahoutchian*

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

**MOTION:**

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

*Andrew B Mull*

The Commission held an application review regarding Andrew B Mull. Mr. Mull appeared before the Commission, waived his right to counsel, and presented a witness, his wife, Mrs. Mull, for testimony.

**MOTION:**

Mrs. Rhyne made a motion to approve Mr. Mull to sit for the exam. Mr. Dillard seconded the motion, which carried unanimously.

*Ronald C Palmer*

The Commission held an application review regarding Ronald C Palmer. Mr. Palmer appeared before the Commission and waived his right to counsel.

**MOTION:**

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

*Jason James Camino*

The Commission held an application review regarding Jason James Camino. Mr.

Camino appeared before the Commission and waived his right to counsel.

**MOTION:**

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

*Brandon H Boland*

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

**MOTION:**

Mr. Dillard made a motion to approve Mr. Boland to sit for the exam. Mrs. Rhyne seconded the motion, which carried unanimously.

*Steven L Voshell*

The Commission held an application review regarding Steven L Voshell. Mr. Voshell appeared before the Commission and waived his right to counsel.

**MOTION:**

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

*Michael D Tarantino*

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

**MOTION:**

Mr. Dillard made a motion to approve Mr. Tarantino to sit for the exam. Mrs. Rhyne seconded the motion, which carried unanimously.

*Chase E Kaylor*

The Commission held an application review regarding Chase E Kaylor. Mr. Kaylor appeared before the Commission, waived his right to counsel, and presented a witness, Mr. Anthony Jordan Szady, for testimony.

**MOTION:**

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

*Kevin Leon Gossett Jr*

The Commission held an application review regarding Kevin Leon Gossett Jr. Mr. Gossett appeared before the Commission and waived his right to counsel.

**MOTION:**

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

*Albert Frasier*

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

**MOTION:**

Mrs. Rhyne made a motion to deny Mr. Frasier to sit for the exam. Mr. Dowd seconded the motion, which carried unanimously.

*Nicholas R Jackman*

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

**MOTION:**

Mr. Dowd made a motion to approve Mr. Jackman to sit for the exam. Mrs. Rhyne seconded the motion, which carried unanimously.

*Reginal Nash*

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

**MOTION:**

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

*Thomas J Furr*

The Commission held an application review regarding Thomas J Furr. Mr. Furr appeared before the Commission and waived his right to counsel.

**MOTION:**

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

*Arthur C Lange*

The Commission held an application review regarding Arthur C Lange. Mr. Lange appeared before the Commission and waived his right to counsel.

**MOTION:**

Mr. Dillard made a motion to approve Mr. Lange to sit for the exam. Mrs. Rhyne seconded the motion, which carried unanimously.

*Russell M Mobley*

The Commission held an application review regarding Russell M Mobley. Mr. Mobley appeared before the Commission, waived his right to counsel, and presented a witness, his wife, Mrs. Chrislin Mobley, for testimony.

**MOTION:**

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

*Kevin O Osteen*

The Commission held an application review regarding Kevin O Osteen. Mr. Osteen appeared before the Commission and waived his right to counsel.

**MOTION:**

Mr. Dowd made a motion to deny Mr. Osteen to sit for the exam. Mrs. Rhyne seconded the motion, which carried unanimously.

*Angela R Laws-Ponds*

The Commission held an application review regarding Angela R Laws-Ponds. Ms. Laws-Ponds appeared before the Commission and waived her right to

counsel.

**MOTION:**

Mr. Dillard made a motion to approve Ms. Laws-Ponds for a Residential Specialty Registration with the condition that she have a \$5000 bond on file at all times her registration is active. Mr. Bailey seconded the motion, which carried unanimously.

**Motion to Reconsider:**

*Donald J Keller*

The Commission held an application review to reconsider regarding Donald J Keller. Mr. Keller appeared before the Commission with counsel, Mr. Alex Imgrund, Esquire

**Executive Session**

**MOTION:**

Mr. Dillard made a motion to go into Executive Session for legal advice. Mrs. Rhyne seconded the motion, which carried unanimously.

**Return from Executive Session**

**MOTION:**

Mrs. Rhyne made a motion to return from Executive Session. Mr. Dillard seconded the motion, which carried unanimously.

**MOTION:**

Mr. Bailey made a motion to uphold the previous decision and deny Mr. Keller a residential specialty registration. Mr. Dowd seconded the motion, which carried unanimously.

**Hearing Officer Recommendations:**

*1. Michael Britz Case No. 2019-424*

Mr. Bailey, who served as the hearing officer, recused himself.

**MOTION:**

Mr. Dowd made a motion to adopt the Hearing Officer Recommendations. Mrs. Rhyne seconded the motion, which carried unanimously.

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

*Ms. Erin Baldwin, Office of Disciplinary Counsel*

Ms. Baldwin presented the report to the Commission.

*Dwayne Barrett Cuddie Case No. 2019-819*

Mr. Bailey, who served as the hearing officer, recused himself.

**MOTION:**

Mr. Dowd made a motion to approve the report. Mrs. Rhyne seconded the motion, which carried unanimously.

**Foreclosure Judgments Where Deficiency Judgment Waived:** The Commission provided feedback that where the deficiency judgment is waived in a foreclosure action, a licensee/registrant is not required to report the foreclosure judgment on their application.

**Administrator’s Remarks for Information:**

Janet Baumberger, Administrator for the Residential Builders Commission  
Ms. Baumberger had no remarks.

**Board Information:**

1. **ODC Report – Ms. Erin Baldwin:**

*Ms. Erin Baldwin, Office of Disciplinary Counsel*

Ms. Baldwin presented the ODC Status Report. She reported the number of cases as of March 25, 2022.

**As of March 25, 2022:**

**Open Cases – 179, Pending Hearings & Agreements – 74, Pending Closure – 2, Closed\* – 29, Appeals – 9**

**\*Closed since last report – 29, Closed since 1/1/2022 - 29**

**New Business – Ms. Erin Baldwin:**

*Ms. Erin Baldwin, Office of Disciplinary Counsel*

1. Recommendation of IRC

**MOTION**

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

2. Resolution Guidelines

**MOTION**

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

**Old Business:**

None.

**Public Comments:**

None.

**Date of Next Meeting:**

The next Residential Builders Commission meeting will be held Wednesday, May 11, 2022 at 10:00 am.

**Adjournment:**

Mrs. 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 4:09 p.m.

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