

RESIDENTIAL BUILDERS
COMMISSION
Synergy Business Park
110 Centerview Drive
Kingstree Building
Columbia, South Carolina 29210
Wednesday, August 10, 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 10:02 a.m. Other members present for the meeting included: Al Bailey, Earl McLeod, Christy Rhyne, Bryan Dowd, and James Graves.

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 August 10, 2022 Residential Builders Commission Meeting Agenda. Mr. Dowd seconded the motion, which carried unanimously.

Approval of Minutes for the July 13, 2022 Meeting:

MOTION:

Mr. Bailey made a motion to approve the July 13, 2022 minutes. Mrs. Rhyne seconded the motion, which carried unanimously.

Approval /Disapproval of Absent Members:

Mr. Hal Dillard was absent.

MOTION:

Mr. Dowd made a motion to approve the absent member. Mr. Bailey seconded the motion, which carried unanimously.

Chairman's Remarks:

Timothy W. Roberts

Chairman Roberts announced that he will be leaving at lunch time.

Initial Applications:

Chad A Jennings

The Commission held an application review regarding Chad A Jennings. Mr. Jennings appeared before the Commission and waived his right to counsel.

MOTION:

Mr. Graves made a motion to approve Mr. Jennings to sit for the exam. Mr. McLeod seconded the motion, which carried unanimously.

Henry S McCoy

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

MOTION:

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

Daniel Lamar Brown

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

MOTION:

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

Daniel S Haddock

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

MOTION:

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

Paul Randall Gay

The Commission held an application review regarding Paul Randall Gay. Mr. Gay appeared before the Commission and waived his right to counsel.

MOTION:

Mr. McLeod made a motion to approve Mr. Gay to sit for the exam. Mr. Graves seconded the motion, which carried unanimously.

Kerry Michelle Gold

Ms. Gold did not attend and requested that her application be withdrawn at this time. The Commission did not take any action.

Bernard Addo Atiase

The Commission held an application review regarding Bernard Addo Atiase. Mr. Atiase appeared before the Commission and waived his right to counsel.

MOTION:

Mrs. Rhyne made a motion to approve Mr. Atiase to sit for the exam. Mr. McLeod seconded the motion, which did not carry unanimously; Mr. Dowd opposed.

Clint Morris Larsen

Mr. Larsen did not attend and requested to be rescheduled. The Commission did not take any action.

Stephen C Brinson

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

MOTION:

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

Corey W Hanson

The Commission held an application review regarding Corey W Hanson. Mr. Hanson appeared before the Commission with counsel, Will Kalivas, and presented a witness, Greg Smith, for testimony.

MOTION:

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

Myron Keim

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

MOTION:

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

Oliver Lionel Nunez

The Commission held an application review regarding Oliver Lionel Nunez. Mr. Nunez appeared before the Commission and waived his right to counsel.

MOTION:

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

Brando M Schock

Mr. Schock did not attend the meeting. The Commission did not take any action.

Sammie Joseph Grampus

The Commission held an application review regarding Sammie Joseph Grampus. Mr. Grampus appeared before the Commission and waived his right to counsel.

MOTION:

Mr. Bailey made a motion to approve Mr. Grampus's request to change classifications. Mr. McLeod seconded the motion, which carried unanimously.

Jason L Cogdill

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

MOTION:

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

Curtis W Crowley

The Commission held an application review regarding Curtis W Crowley. Mr. Crowley appeared before the Commission and waived his right to counsel.

MOTION:

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

Charles Richard Sharp Jr

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

MOTION:

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

Joel Douglas Beitel

The Commission held an application review regarding Joel Douglas Beitel. Mr. Beitel appeared before the Commission and waived his right to counsel.

MOTION:

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

Wesley Kyzer

The Commission held an application review regarding Wesley Kyzer. Mr. Kyzer 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. McLeod made a motion to return from Executive Session. Mr. Dowd seconded the motion, which carried unanimously.

MOTION:

Mr. Graves made a motion to approve Mr. Kyzer for licensure. Mr. Dowd seconded the motion, which carried unanimously.

Randy Cody Rabon

The Commission held an application review regarding Randy Cody Rabon. Mr. Rabon appeared before the Commission and waived his right to counsel.

MOTION:

Mr. McLeod made a motion to approve Mr. Rabon for a Residential Specialty Registration. Mr. Graves seconded the motion, which did not carry unanimously; Mrs. Rhyne opposed.

John Paschal Hendrix Jr

The Commission held an application review regarding John Paschal Hendrix Jr. Mr. Hendrix appeared before the Commission, waived his right to counsel, and presented a witness, Mr. Tim Rupon, for testimony.

MOTION:

Mr. Dowd made a motion to approve Mr. Hendrix to sit for the exam. Mrs. Rhyne seconded the motion, which did not carry unanimously; Mr. McLeod opposed.

Dario E Hernandez

The Commission held an application review regarding Dario E Hernandez. Mr. Hernandez appeared before the Commission and waived his right to counsel.

MOTION:

Mrs. Rhyne made a motion to approve Mr. Hernandez for Residential Specialty Registration renewal with the condition that he have a \$5000 bond on file at all times his registration is active. Mr. Dowd seconded the motion, which carried unanimously.

Hearing Officer Recommendations:

Kate Barroll, Office of Disciplinary Counsel

Ms. Barroll presented the report to the Commission.

1. *Kelvin O Mack 2019-4*

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

MOTION:

Mr. Dowd made a motion to adopt the Hearing Officer Recommendation. Mr. McLeod seconded the motion, which carried unanimously.

Chris Elliott, Office of Disciplinary Counsel

Mr. Elliott presented the report to the Commission.

2. *Albert Sanders 2019-800*

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

MOTION:

Mr. Dowd made a motion to adopt the Hearing Officer Recommendation with a modification approving the payment plan presented by Mr. Sanders' counsel. Mr. McLeod seconded the motion, which carried unanimously.

Administrator's Remarks for Information:

Janet Baumberger, Administrator for the Residential Builders Commission

Mrs. Baumberger had no remarks.

Board Information:

1. **OIE Report:**

Maurice Smith, Office of Investigations and Enforcement

Mr. Smith presented the OIE report. He reported the number of Investigations as of August 10, 2022.

As of august 10, 2022:

Complaints Received – 638; Active Investigations – 217; Closed Cases – 421

New Business:

Maurice Smith, Office of Investigations and Enforcement

Mr. Smith presented the IRC report and Resolution Guidelines report.

1. Recommendation of IRC

MOTION

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

2. Resolution Guidelines

MOTION

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

Introduction of Home Inspection Pre-licensing Courses:

1. Home Inspection Training Institute Today

MOTION

Mr. Dowd made a motion to deny the Five Day Training Class Syllabus and Learning Objectives presented by The Home Inspection Institute Today as a formal course of training or study in home inspection pursuant to S.C. Code Reg. 106-4 as it does not meet the 120-hour minimum requirement. Mrs. Rhyne seconded the motion, which carried unanimously.

2. The Home Inspection Institute, Inc.

MOTION

Mrs. Rhyne made a motion pursuant to S.C. Code Reg. 106-4 to approve the School Catalog and Curriculum presented by the Home Inspection Training Institute, Inc. as a formal course of training or study in home inspection. Mr. Dowd seconded the motion, which did not carry unanimously; Mr. McLeod opposed.

Old Business:

Continued discussion regarding changes and updating to the South Carolina Residential Construction Standards.

Public Comments:

None.

Date of Next Meeting:

The next Residential Builders Commission meeting will be held Wednesday, September 14, 2022 at 10:00 am.

Adjournment:

Mr. Dowd made a motion to adjourn the Residential Builders Commission Meeting. Mrs. Rhyne seconded the motion, which carried unanimously. The Residential Builders Commission Meeting was adjourned at 4:56 p.m.

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