

**SOUTH CAROLINA RESIDENTIAL BUILDERS COMMISSION**  
**Meeting Minutes**

Wednesday, July 12, 2023 at 10:00 A.M. in Room 108  
Synergy Business Park, Kingstree Building  
110 Centerview Drive, Columbia, SC 29210

**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, Hal Dillard, Christy Rhyne, Bryan Dowd, Earl McLeod 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 for the July 12, 2023 Meeting:**

***MOTION:***

Mrs. Rhyne made a motion to approve the July 12, 2023 Residential Builders Commission Meeting Agenda. Mr. Bailey seconded the motion, which carried unanimously.

**Approval of Minutes for the June 14, 2023 Meeting:**

***MOTION:***

Mrs. Rhyne made a motion to approve the June 14, 2023 minutes. Mr. Dowd seconded the motion, which carried unanimously.

**Approval /Disapproval of Absent Members:**

All Commission members were present.

**Chairman's Remarks:**

***Timothy W. Roberts***

Mr. Roberts had no remarks.

**Application Reviews:**

***Michael D Gimmaka***

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

***MOTION:***

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

***Brandon Wayne Gimmaka***

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

***MOTION:***

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

*David Mothersbaugh*

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

**MOTION:**

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

*James Baker*

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

**MOTION:**

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

*Andrew J Bolton*

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

**MOTION:**

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

*John F Sobota*

The Commission held an application review regarding John F Sobota. Mr. Sobota appeared before the Commission and waived his right to counsel.

**MOTION:**

Mr. Bailey made a motion to approve Mr. Sobota to sit for the exam. Mrs. Rhyne seconded the motion, which did not carry unanimously. Mr. Bailey, Mrs. Rhyne, and Mr. Graves approved and Mr. Dillard, Mr. McLeod, and Mr. Dowd opposed. Mr. Roberts broke the tie by voting in favor of the motion.

*Christopher Mark Piascik*

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

**MOTION:**

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

*Hunter Broome*

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

**MOTION:**

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

*Jeremiah V Brown*

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

**MOTION:**

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

*Brian C Munn*

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

**MOTION:**

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

*Tyrece Mills Ramare*

The Commission held an application review regarding Tyrece Mills Ramare. Mr. Ramare appeared before the Commission and waived his right to counsel.

**MOTION:**

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

*Julian F Rayo*

The Commission held an application review regarding Julian F Rayo. Mr. Rayo appeared before the Commission and waived his right to counsel.

**MOTION:**

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

*Wesley Vance McCracken*

The Commission held an application review regarding Wesley Vance McCracken. Mr. McCracken appeared before the Commission and waived his right to counsel.

**MOTION:**

Mr. Bailey made a motion to deny Mr. McCracken to sit for the exam. Mr. Dillard seconded the motion, which did not carry unanimously. Mr. Dowd opposed.

*Cameron Gage LeBlanc*

The Commission held an application review regarding Cameron Gage LeBlanc. Mr. LeBlanc appeared before the Commission and waived his right to counsel.

**MOTION:**

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

*Glen Trefflie Lafreniere*

The Commission held an application review regarding Glen Trefflie Lafreniere. Mr. Lafreniere appeared before the Commission and waived his right to counsel.

**MOTION:**

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

*Alexander Nesbitt*

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

**MOTION:**

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

*Steven A Cumbee*

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

**MOTION:**

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

*Jared Samuel Johnson*

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

*Christopher Ford Morgan*

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

**MOTION:**

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

*Charles Laverne Grubbs III*

The Commission held an application review regarding Charles Laverne Grubbs III. Mr. Grubbs appeared before the Commission, waived his right to counsel, and presented a witness, Charles Grubbs Jr, for testimony.

**MOTION:**

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

*Andrew Carl Bradley Murray*

The Commission held an application review regarding Andrew Carl Bradley Murray. Mr. Murray appeared before the Commission, waived his right to counsel, and presented a witness, Christopher Murray, for testimony.

**MOTION:**

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

*Michael Jon Vanstrom*

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

**MOTION:**

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

*Adam Richard Hoffman*

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

**MOTION:**

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

*Marie Hendrix Stokes*

The Commission held an application review regarding Marie Hendrix Stokes. Ms. Stokes appeared before the Commission and waived her right to counsel.

**MOTION:**

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

*Ruben Ruiz*

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

**MOTION:**

Mr. Bailey made a motion to approve Mr. Ruiz to sit for the exam with the condition that, if he passed the exam and became licensed, he must provide a SLED report for the next five renewals and at each renewal, submit documentation that he is current on his fine payments until the fine is paid in full. Mrs. Rhyne seconded the motion, which carried unanimously.

**Hearing Officer Recommendations:**

*Robert Elam, Office of Disciplinary Counsel*

Mr. Elam presented the reports to the Commission.

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

1. *Michael Cherubini #2021-66*

**MOTION:**

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

2. *William Richard Hough #2021-202*

**MOTION:**

Mr. Dowd made a motion to adopt the Hearing Officer Recommendation with a modification to the recommended sanctions to reduce the fine from \$2500 to \$500. Mrs. Rhyne seconded the motion, which carried unanimously.

**Board Information:**

1. **ODC Report:**

*Princess Hodges, Office of Disciplinary Counsel*

Ms. Hodges presented the ODC status report. She reported the number of cases as of June 28, 2023.

**As of June 28, 2023:**

**Open Cases – 220, Pending Hearings & Agreements – 88, Pending Closure – 0, Closed\* – 24, Appeals – 1, \*Closed since last report – 24, Closed Cases 2023 – 51**

2. **OIE Report:**

*Todd Bond, Office of Investigations and Enforcement*

Mr. Bond presented the OIE Report. He reported the number of Investigations as of July 12, 2023.

**As of July 12, 2023:**

**Complaints Received – 521; Active Investigations – 111; Closed Cases – 421**

**New Business:**

*Todd Bond, Office of Investigations and Enforcement*

Mr. Bond presented the IRC Report and Resolution Guidelines Report.

1. Recommendation of IRC

**MOTION**

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

2. Resolution Guidelines

**MOTION**

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

**Financial Report:**

The Commission reviewed and discussed the May 31, 2023 Residential Builders Finance Report.

**Number of Monthly Staff-Approved Applications:**

The Commission reviewed the monthly staff-approved applications report for the Residential Builders Commission.

**Review of WIN Home Inspection Pre-Licensing Course:**

*Janet Baumberger, Administrator*

The Commission reviewed and discussed whether the revised WIN Home Inspection Pre-Licensing Course Overview and Syllabus met the requirements for the Commission's approval as a home inspector course.

**MOTION**

Mr. McLeod made a motion to approve the revised WIN Home Inspection Pre-Licensing Course as meeting the Commission requirements. Mrs. Rhyne seconded the motion, which carried unanimously.

**Old Business:**

None.

**Approval of NASCLA Travel:**

The Commission reviewed and discussed the upcoming NASCLA travel for the Residential Builders Commission.

**MOTION**

Mrs. Rhyne made a motion to approve up to six individuals for the upcoming NASCLA travel. Mr. Dowd seconded the motion, which carried unanimously.

**Administrator's Remarks for Information:**

*Janet Baumberger, Administrator for the Residential Builders Commission*

Mrs. Baumberger had no remarks.

**Public Comments:**

None.

**Date of Next Meeting:**

The next Residential Builders Commission meeting will be held Wednesday, August 9, 2023 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 3:31 p.m.

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