

SOUTH CAROLINA RESIDENTIAL BUILDERS COMMISSION

Meeting Minutes

Wednesday, August 9, 2023 at 10:00 A.M. in the Lowcountry Conference Room
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 10:00 a.m. Other members present for the meeting included: Al Bailey, Hal Dillard, 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 August 9, 2023 Meeting:

MOTION:

Mr. McLeod made a motion to approve the August 9, 2023 Residential Builders Commission Meeting Agenda. Mr. Dowd seconded the motion, which carried unanimously.

Approval of Minutes for the July 12, 2023 Meeting:

MOTION:

Mr. Bailey made a motion to approve the July 12, 2023 minutes. Mr. Graves seconded the motion, which carried unanimously.

Approval /Disapproval of Absent Members:

Mrs. Rhyne was absent.

MOTION:

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

Chairman's Remarks:

Timothy W. Roberts

None.

Application Reviews:

Nathaniel Yost

Mr. Yost did not attend the meeting and asked to be rescheduled. The Commission did not take any action.

Bradley David Shealy

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

MOTION:

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

Thomas Kevin Urquhart

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

MOTION:

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

Kevin Sean Lomas

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

Into Executive Session:

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

Return from Executive Session:

Mr. Bailey made a motion to come out of Executive Session. Mr. Dowd seconded the motion, which carried unanimously.

MOTION:

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

Richard Gael Borja Quinonez

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

MOTION:

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

Mr. Quinonez provided the Commission with additional documentation later in the meeting.

MOTION:

Mr. Bailey made a motion that the additional information provided by Mr. Quinonez did not change the previous motion. Mr. Graves seconded the motion, which carried unanimously.

Henry Reynolds McLeod

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

MOTION:

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

Darren Vincent Beckett

The Commission held an application review regarding Darren Vincent Beckett. Mr.

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

MOTION:

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

Thomas Owen Adams

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

MOTION:

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

James McFarland Easterling III

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

MOTION:

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

Johan Schutz

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

MOTION:

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

Samuel Aaron Kaufman

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

MOTION:

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

Christopher Landon Long

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

MOTION:

Mr. McLeod made a motion to approve Mr. Long to sit for the exam. Mr. Graves seconded the motion, which failed for lack of a majority vote.

MOTION:

Mr. Bailey made a motion to deny Mr. Long to sit for the exam. Mr. Dowd seconded the motion, which passed with a majority vote but not unanimously. Mr. McLeod and Mr. Graves opposed.

Kyle Howard Gilstrap

Mr. Gilstrap did not attend the meeting and asked to be rescheduled. The Commission did not take any action.

Victoria Moore Rivera

The Commission held an application review regarding Victoria Moore Rivera. Ms. Rivera appeared before the Commission and waived her right to counsel.

MOTION:

Mr. Dillard made a motion to approve Ms. Rivera to sit for the exam. Mr. Graves seconded the motion, which did not carry unanimously. Mr. Dowd and Mr. Bailey opposed.

Jacob Dennis Carter

The Commission held an application review regarding Jacob Dennis Carter. Mr. Carter appeared before the Commission and waived his right to counsel.

MOTION:

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

Brandon John LeBlanc

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

Joshua Christian David Fletcher

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

Gregory M Bohrer

The Commission held an application review regarding Gregory M Bohrer. Mr. Bohrer appeared before the Commission and waived his right to counsel.

MOTION:

Mr. McLeod made a motion to deny Mr. Bohrer to sit for the exam. Mr. Graves seconded the motion, which failed for lack of a majority vote.

Mr. Dillard made a motion to approve Mr. Bohrer to sit for the exam. Mr. Dowd seconded the motion, which passed with a majority vote but not unanimously. Mr. McLeod and Mr. Graves opposed.

Jeremy M Gould

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

MOTION:

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

Jeffrey Davis Fitch

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

MOTION:

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

Adrian Knepp

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

MOTION:

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

Robert K Osteen

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

MOTION:

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

Ramona Latrece Holmes Stillwagon

The Commission held an application review regarding Ramona Latrece Holmes Stillwagon. Ms. Stillwagon appeared before the Commission and waived her right to counsel.

MOTION:

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

Hearing Officer Recommendations:

Katherine Barroll, Office of Disciplinary Counsel

Ms. Barroll presented the report to the Commission.

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

1. *Richard Van Wallace #2021-512*

MOTION:

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

Final Order Hearings Report on Accepted Hearing Officer Recommendations:

Rowland Alston, Office of Disciplinary Counsel

Mr. Alston presented the report to the Commission.

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

1. *Olivia Kantz #2021-836*

MOTION:

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

Board Information:

1. **OIE Report:**

Todd Bond, Office of Investigations and Enforcement

Mr. Bond presented the OIE Report. He reported the number of Investigations as of August 9, 2023.

As of August 9, 2023:

Complaints Received – 618; Active Investigations – 108; Closed Cases – 542

New Business:

Todd Bond, Office of Investigations and Enforcement

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

1. Recommendation of IRC

MOTION

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

2. Resolution Guidelines

MOTION

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

Approved Examination for Residential Home Inspector License:

The Commission requested pass rates for both the SC Home Inspectors Exam administered by PSI and the NHIE Exam.

Review and Promulgation of Regulation Changes:

Advice Counsel presented some proposed regulation changes and issues for the Commission to consider and address during 2024.

Apprenticeship Programs for Approval:

The Commission had a discussion regarding different apprenticeship programs that might serve to meet the experience requirement for licensure.

Administrator Approval for Contractors/Home Inspectors Whose License Issued by Exam in Another State has Expired:

The Commission held a discussion about how long a home inspector's license from another state could be expired and still meet the requirements of the regulation.

Old Business:

None.

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, September 13, 2023 at 10:00 am.

Adjournment:

Mr. McLeod 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 3:45 p.m.

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