

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

Wednesday, September 13, 2023 at 10:00 A.M. in the Midlands 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, 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 September 13, 2023 Meeting:**

***MOTION:***

Mrs. Rhyne made a motion to approve the September 13, 2023 Residential Builders Commission Meeting Agenda. Mr. Bailey seconded the motion, which carried unanimously.

**Approval /Disapproval of Absent Members:**

All Commission members were present. Mr. Dillard arrived at 10:05 a.m., Mr. Graves arrived at 11:20 a.m., and Mr. McLeod left at 2:36 p.m.

**Chairman's Remarks:**

***Timothy W. Roberts***

None.

**Application Reviews:**

*Jake Schaefer*

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

***MOTION:***

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

*Viktor Starovoytov*

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

***MOTION:***

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

*Scott Savage*

The Commission held an application review regarding Scott Savage. Mr. Savage appeared before the Commission, waived his right to counsel, and presented a witness, Jordan Savage, for testimony.

**MOTION:**

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

*Sammy Colon*

The Commission held an application review regarding Sammy Colon. Mr. Colon appeared before the Commission, waived his right to counsel, and presented a witness, Yarobis Colon, for testimony.

**MOTION:**

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

*Christopher Suttles*

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

*Troy Walker*

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

*Joseph Bilbro*

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

**Into Executive Session:**

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

**Return from Executive Session:**

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

**MOTION:**

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

*Hunter Parks*

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

*Mark Petersen*

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

*Jonathan Bealand*

The Commission held an application review regarding Jonathan Bealand. Mr. Bealand appeared before the Commission, waived his right to counsel, and presented a witness, Jason Bealand, for testimony.

**MOTION:**

Mr. Bailey made a motion to approve Mr. Bealand to sit for the exam. Mr. Dillard

seconded the motion, which carried unanimously.

*Keith Zierau*

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

**MOTION:**

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

*Dennis Edwards, Jr.*

The Commission held an application review regarding Dennis Edwards, Jr. Mr. Edwards appeared before the Commission and waived his right to counsel.

**MOTION:**

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

*Eric Ruhlin*

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

**MOTION:**

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

*Wayne Rose*

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

**MOTION:**

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

*Carlos Vega Rios*

The Commission held an application review regarding Carlos Vega Rios. Mr. Vega Rios appeared before the Commission and waived his right to counsel.

**MOTION:**

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

*Nathaniel Riegel*

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

**MOTION:**

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

*Thiago Viana*

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

**MOTION:**

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

*Terri Kirkley*

The Commission held an application review regarding Terri Kirkley. Ms. Kirkley appeared before the Commission and waived her right to counsel.

**MOTION:**

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

*William Mueller*

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

**MOTION:**

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

*William Zogopoulos*

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

**MOTION:**

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

*Terrell Jenkins*

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

**Into Executive Session:**

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:**

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

**MOTION:**

Mr. Bailey made a motion to approve Mr. Jenkins for a Residential Plumbing license, subject to him providing sufficient evidence of one year of experience in the plumbing trade and passing the required exam, and with the condition that if licensed, he must provide a SLED report at each renewal until pending criminal charges are resolved, and if convicted of any pending criminal charges, he is required to reappear before the Commission. Mr. Dowd seconded the motion, which carried unanimously.

*Steve Eliou*

The Commission held an application review regarding Steve Eliou. Mr. Eliou appeared before the Commission, waived his right to counsel, and presented a witness, Marla Eliou, for testimony.

**MOTION:**

Mr. Bailey made a motion to deny Mr. Eliou to sit for the exam. Mr. Dowd seconded the

motion, which carried unanimously.

**Hearing Officer Recommendations:**

*Robert Elam, Office of Disciplinary Counsel*

Mr. Elam presented the report to the Commission.

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

1. *Nathaniel Smalls #2021-957*

**MOTION:**

Mrs. Rhyne made a motion to adopt the Hearing Officer Recommendation. Mr. Dillard 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. *Gabriel R. Weisser #2021-176*

**MOTION:**

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

2. *Precision Total Home LLC and Marvin Blakely Valentine #2019-707, #2019-783, #2020-938, #2018-684*

**MOTION:**

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

**Board Information:**

1. **OIE Report:**

*Chris Cudd, Office of Investigations and Enforcement*

Mr. Cudd presented the OIE Report. He reported the number of Investigations as of September 13, 2023.

**As of September 13, 2023:**

**Complaints Received – 708; Active Investigations – 160; Closed Cases – 603**

**MOTION:**

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

**New Business:**

*Chris Cudd, Office of Investigations and Enforcement*

Mr. Cudd 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.

Dillard seconded the motion, which carried unanimously.

**NC Exam Waiver Review:**

The Commission reviewed and determined that an applicant applying for licensure by NC Exam Waiver will need to have held their NC Contractors license for one year and must still provide proof of one year experience.

**PSI SC Residential Home Inspector Exam and NHIE Pass Rates:**

The Commission reviewed, discussed, and compared the PSI SC Residential Home Inspector Exam and NHIE pass rates and determined that the pass rate for the PSI SC Residential Home Inspector Exam was lower.

**Old Business:**

Mrs. Hewson reminded the Commission that it may want to work on drafting updated regulations during 2024 to be presented to the Legislature for approval in 2025.

**Administrator's Remarks for Information:**

*Janet Baumberger, Administrator for the Residential Builders Commission*

Mrs. Baumberger noted that the department is now fully staffed.

**Public Comments:**

None.

**Date of Next Meeting:**

The next Residential Builders Commission meeting will be held Wednesday, October 11, 2023 at 10:00 am.

**Adjournment:**

Mr. Dowd made a motion to adjourn the Residential Builders Commission Meeting. Mr. Bailey seconded the motion, which carried unanimously. The Residential Builders Commission Meeting was adjourned at 3:48 p.m.

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