

SOUTH CAROLINA RESIDENTIAL BUILDERS COMMISSION

Meeting Minutes

Wednesday, April 10, 2024 at 10:00 A.M. in the Low Country Conference Room
Synergy Business Park, Kingstree Building
110 Centerview Drive, Columbia, SC 29210

Called to Order:

Al Bailey, Vice Chairman, called the regular meeting of the Residential Builders Commission to order at 10:00 a.m. Other members present for the meeting included: Hal Dillard, Earl McLeod, Christy Rhyne, Bryan Dowd and James Graves.

Al Bailey, Vice 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 April 10, 2024 Meeting:

MOTION:

Mrs. Rhyne made a motion to approve the April 10, 2024 Residential Builders Commission Meeting Agenda. Mr. Dowd seconded the motion, which carried unanimously.

Approval of Minutes for the March 13, 2024 Meeting:

MOTION:

Mrs. Rhyne made a motion to approve the March 13, 2024 minutes. Mr. Graves seconded the motion, which carried unanimously.

Approval /Disapproval of Absent Members:

Mr. Roberts was absent.

MOTION:

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

Chairman's Remarks:

Al Bailey

Mr. Bailey asked everyone to speak clearly into the microphone when they come up to give their testimony.

Application Reviews:

Lyudmila Mateush

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

MOTION:

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

Caleb S. Myers

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

MOTION:

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

Benjamin Aaron Rundell

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

MOTION:

Mr. Dillard made a motion to deny Mr. Rundell to sit for the exam. Mrs. Rhyne seconded the motion, which carried, but not unanimously. Mr. McLeod opposed.

Cecil Gerald Parrish, Jr.

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

MOTION:

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

Bradley Rex Flitton

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

MOTION:

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

Adam P. Pielmeier

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

MOTION:

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

Daniel Ronald Brown

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

MOTION:

Mr. McLeod made a motion to approve Mr. Brown to sit for the exam. Mr. Dillard seconded the motion, which carried, but not unanimously. Mrs. Rhyne opposed.

Jaime Perez Urbina

The Commission held an application review regarding Jaime Perez Urbina. Mr. Urbina appeared before the Commission and waived his right to counsel.

MOTION:

Mrs. Rhyne made a motion to approve Mr. Urbina to sit for the exam. Mr. Graves

seconded the motion, which carried, but not unanimously. Mr. Dillard opposed.

Loni M. Evans

The Commission held an application review regarding Loni M. Evans. Ms. Evans appeared before the Commission and waived her right to counsel.

MOTION:

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

Dennis Michael Nutter

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

MOTION:

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

Dusty Diane Lanning

The Commission held an application review regarding Dusty Diane Lanning. Ms. Lanning appeared before the Commission and waived her right to counsel.

MOTION:

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

Samual Vance Harrington

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

MOTION:

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

Geter Franklin Rhodes IV

The Commission held an application review regarding Geter Franklin Rhodes IV. Mr. Rhodes appeared before the Commission and waived his right to counsel.

MOTION:

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

Juliana C. De Almeida

The Commission held an application review regarding Juliana C. De Almeida. Ms. De Almeida appeared before the Commission and waived her right to counsel.

Into Executive Session

MOTION:

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

Out of Executive Session

MOTION:

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

MOTION:

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

John Carl Palmer III

Mr. Palmer did not appear. The Commission did not take any action.

Jonathon Stephen Warren

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

MOTION:

Mrs. Rhyne made a motion to approve Mr. Warren to sit for the exam. Mr. McLeod seconded the motion, which carried, but not unanimously. Mr. Dowd and Mr. Graves opposed.

Jose Manuel Abrajan

The Commission held an application review regarding Jose Manuel Abrajan. Mr. Abrajan appeared before the Commission and waived his right to counsel.

MOTION:

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

Maksim Borisovich Kirillov

The Commission held an application review regarding Maksim Borisovich Kirillov. Mr. Kirillov appeared before the Commission and waived his right to counsel.

MOTION:

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

Masha Mariya Mironichenko

The Commission held an application review regarding Masha Mariya Mironichenko. Ms. Mironichenko appeared before the Commission and waived her right to counsel.

MOTION:

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

Romanas Antanavicius

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

MOTION:

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

Ruben Omar Ramos

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

MOTION:

Mr. McLeod made a motion to approve Mr. Ramos to sit for the exam. There was no

second to the Motion, so the Motion failed.

MOTION:

Mrs. Rhyne made a motion to deny Mr. Ramos to sit for the exam. Mr. Dillard seconded the motion, which carried, but not unanimously. Mr. McLeod opposed.

Reubon E. Kelly

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

MOTION:

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

Robert Leon Keith

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

MOTION:

Mr. Dillard made a motion to approve Mr. Keith to sit for the exam. Mrs. Rhyne seconded the motion, which carried, but not unanimously. Mr. Dowd opposed.

Bernard Emmanuel Jackson, Jr.

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

MOTION:

Mr. Dillard made a motion to approve Mr. Jackson for his Residential Specialty Contractor Registration with the condition that he must have a \$5,000 bond on file with the Commission at all times the registration is active. Mr. Dowd seconded the motion, which carried unanimously.

Final Order Hearings Report on Accepted 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. *Jamie Decker #2022-72*

MOTION:

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

Board Information:

1. ODC Report:

Robert Elam, Office of Disciplinary Counsel

Mr. Elam presented the ODC status report. He reported the number of cases as of March 26, 2024.

As of March 26, 2024:

Open Cases – 239, Pending Hearings & Agreements – 80, Pending Closure – 0, Closed* – 19, Appeals – 0, *Closed since last report – 19, Closed Cases 2024 – 19

2. OIE Report:

Chris Cudd, Office of Investigations and Enforcement

Mr. Cudd presented the OIE Report. He reported the number of Investigations as of April 10, 2024.

As of April 10, 2024:

Complaints Received – 468; Active Investigations – 115; Closed Cases – 273

New Business:

Chris Cudd, Office of Investigations and Enforcement

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

1. Recommendation of IRC:

MOTION:

Mr. Dowd made a motion to approve the Recommendation of IRC Report. Mr. Dillard 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 February 29, 2024 Residential Builders Finance Report.

Number of Monthly Staff-Approved Applications:

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

Application Review and Hearing Process

Janet Baumberger, Commission Executive for the Residential Builders Commission

Mrs. Baumberger updated the Commission on the current status of the application review and hearing process. The Commission reviewed and discussed the modifications that have been made to streamline the application process.

Administrator's Remarks for Information:

Janet Baumberger, Commission Executive 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, May 8, 2024 at 10:00 am.

Adjournment:

Mr. McLeod 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 3:04 p.m.

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