

SOUTH CAROLINA RESIDENTIAL BUILDERS COMMISSION

Meeting Minutes

Wednesday, June 12, 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:

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, Earl McLeod, 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 for the June 12, 2024 Meeting:

MOTION:

Mr. McLeod made a motion to approve the June 12, 2024 Residential Builders Commission Meeting Agenda. Mr. Bailey seconded the motion, which carried unanimously.

Approval of Minutes for the May 8, 2024 Meeting:

MOTION:

Mr. Bailey made a motion to approve the May 8, 2024 minutes. Mr. McLeod seconded the motion, which carried unanimously.

Approval /Disapproval of Absent Members:

Mr. Dillard and Mrs. Rhyne were absent.

MOTION:

Mr. Dowd made a motion to approve Mr. Dillard's and Mrs. Rhyne's absences. Mr. Graves seconded the motion, which carried unanimously.

Chairman's Remarks:

Timothy W. Roberts

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

Application Reviews:

Reba Suzanne Cole

The Commission held an application review regarding Reba Suzanne Cole. Ms. Cole appeared before the Commission and waived her right to counsel.

MOTION:

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

Anatoliy Shagov

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

MOTION:

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

Colby Tyler Martin

The Commission held an application review regarding Colby Tyler Martin. Mr. Martin appeared before the Commission and waived his right to counsel.

MOTION:

Mr. Bailey made a motion to deny Mr. Martin to sit for the exam. Mr. Dowd seconded the motion, which carried, but not unanimously. Mr. McLeod opposed. However, Mr. Martin was given leave to submit additional documentation concerning his experience, which may be reviewed and approved by a single Commission member.

Douglas J. Reed

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

MOTION:

Mr. Graves made a motion to approve Mr. Reed to sit for the exam. Mr. McLeod seconded the motion, which carried, but not unanimously. Mr. Bailey opposed.

Gregory Allen Huegel

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

MOTION:

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

Jordan D. Hinson

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

MOTION:

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

Joshua M. Johnson

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

MOTION:

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

Marcus Lowell Sundberg

The Commission held an application review regarding Marcus Lowell Sundberg. Mr. Sundberg appeared before the Commission and waived his right to counsel.

MOTION:

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

Timothy John Barts

Mr. Barts rescheduled. Therefore, the Commission did not take any action.

William Eugene Dallas, Jr.

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

MOTION:

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

Tyrone Stearns

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

MOTION:

Mr. Bailey made a motion to deny Mr. Stearns to sit for the exam. Mr. Dowd seconded the motion, which carried unanimously. However, Mr. Stearns was given leave to submit additional information and if completed experience affidavits are received from licensed supervisors, they may be reviewed and approved by a single Commission member.

Joshua Scott Sanders

Mr. Sanders did not appear. Therefore, the Commission did not take any action.

Matthew Edwin Ritson

The Commission held an application review regarding Matthew Edwin Ritson. Mr. Ritson appeared before the Commission and waived his right to counsel.

MOTION:

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

Mario Roca

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

MOTION:

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

Tyler J. Estep

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

MOTION:

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

Lance E. Graven

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

MOTION:

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

Weliton De Sousa Alves

The Commission held an application review regarding Weliton De Sousa Alves. Mr. Alves appeared before the Commission, waived his right to counsel, and presented a witness for testimony.

MOTION:

Mr. McLeod made a motion to approve Mr. Alves to sit for the exam. Mr. Dowd seconded the motion, which carried, but not unanimously. Mr. Bailey opposed.

Michael James Spangenberg

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

MOTION:

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

Cosmin Iulian Bogdan

The Commission held an application review regarding Cosmin Iulian Bogdan. Mr. Bogdan appeared before the Commission and waived his right to counsel.

MOTION:

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

Michael James Morgan

Mr. Morgan did not attend the meeting. Therefore, the Commission did not take any action.

Kenneth C. McDowell

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

MOTION:

Mr. Bailey made a motion to approve Mr. McDowell to sit for the exam with the condition that he must remain current with his probation. Mr. Dowd seconded the motion, which carried unanimously.

Kevin Denard Epps

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

MOTION:

Mr. Dowd made a motion to approve Mr. Epps for his Residential Specialty Contractor

Registration. Mr. Bailey seconded the motion, which carried unanimously.

Jordan Marshall Archie

The Commission held an application review regarding Jordan Marshall Archie. Mr. Archie appeared before the Commission and waived his right to counsel.

MOTION:

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

Harley Sims Beck

The Commission held an application review regarding Harley Sims Beck. Mr. Beck appeared before the Commission and waived his right to counsel.

MOTION:

Mr. Bailey made a motion to approve Mr. Beck for his Residential Specialty Contractor Registration. Mr. Dowd seconded the motion, which carried unanimously.

Request to Change Specialty Contractor Registration Classifications Before Renewal:

Keny Ernesto Sanchez-Duarte

Mr. Sanchez-Duarte did not appear. Therefore, the Commission did not take any action.

Final Order Hearings on Hearing Officer Recommendations:

Katherine Barroll, Office of Disciplinary Counsel

Ms. Barroll presented the report to the Commission.

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

1. *John Robert Perrill, Jr. #2022-440*

MOTION:

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

Final Order Hearings Report on Accepted 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. #2022-9
2. #2023-17

MOTION:

Mr. McLeod 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 June 12, 2024.

As of June 12, 2024:

Complaints Received – 658; Active Investigations – 107; Closed Cases – 552

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. Bailey seconded the motion, which carried unanimously.

2. Resolution Guidelines:

MOTION:

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

Certificate of Authorization Applications - Judgments and Credit Report Information:

The Commission reviewed and discussed the procedure for processing Certificate of Authorization applications with outstanding judgments and/or liens as well as applications for licensure/registration of individuals with outstanding judgments and/or liens. The discussion included a review of the terms of S.C. Code Ann. § 40-59-250 as well as the terms of the practice act for the Contractor's Licensing Board pertaining to judgments.

MOTION:

Mr. McLeod made a motion that the Commission's policy be to restrict the review of liens and judgments to only those construction related matters. Mr. Dowd seconded the motion, which carried unanimously.

However, the Commission's review will still include all tax liens.

Low Voltage Electrical Work:

The Commission reviewed and discussed what is considered low voltage and at what point low voltage would be considered high voltage and require licensure. The Commission determined to follow the parameters set forth in S.C. Code Ann. § 40-59-265.

MOTION:

Mr. McLeod made a motion that the definition of low voltage electrical include: electrical wiring, devices, appliances, apparatus or equipment operating at less than twenty-five volts and not capable of supplying more than fifty watts of energy. Mr. Dowd seconded the motion, which carried unanimously.

Revision of Experience Affidavit:

The Commission reviewed and discussed possible revisions to simplify the existing experience affidavit. The Commission proposed merging the current affidavits for the Contractors Licensing Board and the Residential Builders Commission and determined that the new form would be presented at next month's meeting for review and discussion.

Commission Executive's Remarks for Information:

None.

Public Comments:

None.

Date of Next Meeting:

The next Residential Builders Commission meeting will be held Wednesday, July 10, 2024 at 10:00 am.

Adjournment:

Mr. Bailey 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 3:13 p.m.

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