

SOUTH CAROLINA RESIDENTIAL BUILDERS COMMISSION

Meeting Minutes

Wednesday, December 11, 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:

Tim 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, Bryan Dowd, Christy Rhyne, James Graves, and Earl McLeod

Tim 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 December 11, 2024 Meeting:

MOTION:

Mr. Bailey made a motion to approve the December 11, 2024 Residential Builders Commission Meeting Agenda. Ms. Rhyne seconded the motion, which carried unanimously.

Approval /Disapproval of Absent Members:

Hal Dillard was absent.

MOTION:

Ms. Rhyne made a motion to approve Mr. Dillard's absence. Mr. Bailey seconded the motion, which carried unanimously.

Approval of Minutes for the November 13, 2024 Meeting:

MOTION:

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

Chairman's Remarks:

Mr. Roberts explained how the Application Hearings would go, instructed the applicants on how to proceed during the Meeting and to speak clearly into the microphones.

Application Hearings:

Andrew Williamson

The Commission held an application review regarding Andrew Williamson.

Andrew Williamson appeared before the Commission and waived the right to counsel.

MOTION:

Mr. McLeod made a motion to approve the applicant to sit for the exam. Mr. Graves seconded

the motion. The motion failed as Mr. Dowd, Ms. Rhyne, and Mr. Bailey opposed.

MOTION:

Mr. Bailey made a motion to deny the applicant to sit for the exam. Mr. Dowd seconded the motion, which carried but not unanimously. Mr. Graves and Mr. McLeod opposed.

Preston Luce

The Commission held an application review regarding Preston Luce.

Preston Luce appeared before the Commission and waived the right to counsel.

MOTION:

Mr. Bailey made a motion to deny the applicant to sit for the exam. Mr. Graves seconded the motion, which carried but not unanimously. Mr. Dowd opposed.

Branson Guest

The Commission held an application review regarding Branson Guest.

Branson Guest appeared before the Commission and waived the right to counsel.

MOTION:

Mr. Bailey made a motion to deny the applicant to sit for the exam. Mr. Dowd seconded the motion, which carried but not unanimously. Mr. Graves and Mr. McLeod opposed.

Brian Weed

The Commission held an application review regarding Brian Weed.

Brian Weed appeared before the Commission and waived the right to counsel.

MOTION:

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

Conner Scalf

The Commission held an application review regarding Conner Scalf.

Conner Scalf appeared before the Commission and waived the right to counsel and did bring a witness.

MOTION:

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

Dante Cerni

The Commission held an application review regarding Dante Cerni.

Dante Cerni appeared before the Commission and waived the right to counsel.

MOTION:

Mr. Bailey made a motion to approve the applicant to sit for the exam if an acceptable Experience Affidavit is provided and approved. Ms. Rhyne seconded the motion, which carried unanimously.

Daryl Frazier

The Commission held an application review regarding Daryl Frazier.

Daryl Frazier appeared before the Commission and waived the right to counsel.

MOTION:

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

Jack Tingle

The Commission held an application review regarding Jack Tingle.

Jack Tingle appeared before the Commission and waived the right to counsel and did bring a witness.

MOTION:

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

Jeffrey Scott

The Commission held an application review regarding Jeffrey Scott.

Jeffrey Scott appeared before the Commission and waived the right to counsel and did bring a witness.

MOTION:

Mr. Graves made a motion to approve the applicant to sit for the exam. Ms. Rhyne seconded the motion, which carried unanimously.

John Bilenki

The Commission held an application review regarding John Bilenki.

John Bilenki appeared before the Commission and waived the right to counsel.

MOTION:

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

Joshua Gibson

The Commission held an application review regarding Joshua Gibson.

Joshua Gibson appeared before the Commission and waived the right to counsel.

MOTION:

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

EXECUTIVE SESSION:

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

Mr. Bailey made a motion to exit Executive Session. Ms. Rhyne seconded the motion, which carried unanimously.

Kelsey Durham

The Commission held an application review regarding Kelsey Durham.

Kelsey Durham appeared before the Commission and waived the right to counsel.

EXECUTIVE SESSION:

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

Mr. Dowd made a motion to exit Executive Session. Ms. Rhyne seconded the motion, which carried unanimously.

MOTION:

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

Lindy Owens

The Commission held an application review regarding Lindy Owens.

Lindy Owens appeared before the Commission and waived the right to counsel.

MOTION:

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

Matthew Stroud

The Commission held an application review regarding Matthew Stroud.

Matthew Stroud appeared before the Commission and waived the right to counsel.

MOTION:

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

Phillip Wine

The Commission held an application review regarding Phillip Wine.

Phillip Wine appeared before the Commission and waived the right to counsel.

MOTION:

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

Timothy Onufriychuk

The Commission held an application review regarding Timothy Onufriychuk.

Timothy Onufriychuk appeared before the Commission and waived the right to counsel.

MOTION:

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

William Stillwaggon

The Commission held an application review regarding William Stillwaggon.

William Stillwaggon appeared before the Commission and waived the right to counsel.

MOTION:

Mr. McLeod made a motion to approve the applicant to sit for the exam. Mr. Graves seconded the motion. The motion failed as Mr. Dowd, Ms. Rhyne, Mr. Graves and Mr. Bailey opposed.

MOTION:

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

Bruce Windsor [CLOSED]

The Commission held an application review regarding Bruce Windsor in closed session due to confidentiality and privacy laws.

Bruce Windsor appeared before the Commission and waived the right to counsel.

MOTION:

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

Nathan Howard

The Commission held an application review regarding Nathan Howard.

Nathan Howard appeared before the Commission and waived the right to counsel and brought witnesses.

MOTION:

Ms. Rhyne made a motion to approve the applicant for the Specialty Contractor Registration. Mr. Bailey seconded the motion, which carried unanimously.

Sidney Johnson

The Commission began an application review regarding Sidney Johnson.

Sidney Johnson appeared before the Commission and waived the right to counsel.

MOTION:

Mr. Bailey made a motion to resume the application review at a later date. Ms. Rhyne seconded the motion, which carried unanimously.

Jordan Thomas [CLOSED]

The Commission held an application review regarding Jordan Thomas in closed session due to confidentiality and privacy laws.

Jordan Thomas appeared before the Commission and waived the right to counsel.

MOTION:

Mr. Bailey made a motion to approve the applicant for the Specialty Contractor Registration. Mr. McLeod seconded the motion, which carried unanimously.

Reports:

Shannon Davis, Assistant Disciplinary Counsel, presented the following report to the Commission:

Final Order Hearings Report on Accepted Hearing Officer Recommendations

Mr. Bailey, who served as the hearing officer recused himself for the following cases, and Bob Horner served as advice counsel for the following cases.

Case #2019-398; 2021-125; and S2K Group Inc. 2020-827

MOTION:

Mr. Dowd made a motion to approve the Accepted Hearing Officer Recommendations. Ms. Rhyne seconded the motion, which carried unanimously.

OIE Status Report

Mr. Cudd reported the number of Investigations as of 1/1/2024-12/11/2024

As of 12/11/2024

Complaints Received – 1104; Active Investigations – 120;

Closed Cases – 1320

Resolution Guidelines

MOTION:

Ms. Rhyne made a motion to approve the Recommendation of the IRC Resolution Guidelines. Mr. Bailey seconded this motion, which carried unanimously.

Commission Executive's Report – Janet Baumberger

None.

Public Comments

None.

Adjournment

Ms. Rhyne 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 3:43pm.

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