

SOUTH CAROLINA RESIDENTIAL BUILDERS COMMISSION

Meeting Minutes

Wednesday, January 8, 2025 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, James Graves, Earl McLeod. Hal Dillard later arrived at 10:15 am.

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 January 8, 2025 Meeting:

MOTION:

Mr. Bailey made a motion to approve the January 8, 2025 Residential Builders Commission Meeting Agenda. Mr. Dowd seconded the motion, which carried unanimously.

Approval /Disapproval of Absent Members:

Christy Rhyne was absent.

MOTION:

Mr. Dowd made a motion to approve Christy Rhyne's absence. Mr. Graves seconded the motion, which carried unanimously.

Approval of Minutes for the December 11, 2024 Meeting:

MOTION:

Mr. Bailey made a motion to approve the December 11, 2024 minutes. Mr. Dowd 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:

Maxe Jean Louis

The Commission held an application review regarding Maxe Jean Louis.
Maxe Jean Louis 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. Dowd seconded the motion, which carried unanimously.

Benjamin Byers

The Commission held an application review regarding Benjamin Byers.

Benjamin Byers 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. Dowd seconded the motion, which carried unanimously.

Blake Shearrer

The Commission held an application review regarding Blake Shearrer.

Blake Shearrer appeared before the Commission and waived the right to counsel.

MOTION:

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

Nicholas Harrington

The Commission held an application review regarding Nicholas Harrington.

Nicholas Harrington 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. McLeod seconded the motion, which carried unanimously.

Julius Yoder

The Commission held an application review regarding Julius Yoder.

Julius Yoder 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. Mr. McLeod seconded the motion, which carried unanimously.

Quashaun Lucas

Quashaun Lucas did not appear. The Commission did not take any action.

Marshall Burns

The Commission held an application review regarding Marshall Burns.

Marshall Burns appeared before the Commission and waived the right to counsel.

MOTION:

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

Jeremy Fields

The Commission held an application review regarding Jeremy Fields.

Jeremy Fields 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. Dowd seconded the

motion, which carried unanimously.

Michael Achord

The Commission held an application review regarding Michael Achord. Michael Achord 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. Dillard seconded the motion, which carried unanimously.

Jeffery Caulder

The Commission held an application review regarding Jeffery Caulder. Jeffery Caulder 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. Graves seconded the motion, which carried unanimously.

Eddie Martin

Eddie Martin did not appear. The Commission did not take any action.

Kyle Parker

The Commission held an application review regarding Kyle Parker. Kyle Parker 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.

Justin Magargle

The Commission held an application review regarding Justin Magargle. Justin Magargle appeared before the Commission, waived the right to counsel and did bring a witness.

MOTION:

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

Mariel-Ashlyn Gatling

The Commission held an application review regarding Mariel-Ashlyn Gatling. Mariel-Ashlyn Gatling 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 opposed.

Tyler West

The Commission held an application review regarding Tyler West.

Tyler West 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.

Bobby Gardner

The Commission held an application review regarding Bobby Gardner.

Bobby Gardner appeared before the Commission and waived the right to counsel.

MOTION:

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

Christina Dzendzel

The Commission held an application review regarding Christina Dzendzel.

Christina Dzendzel appeared before the Commission and waived the right to counsel.

MOTION:

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

Jacob Painter

The Commission held an application review regarding Jacob Painter.

Jacob Painter appeared before the Commission and waived the right to counsel.

MOTION:

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

Winston Sharpe

The Commission held an application review regarding Winston Sharpe.

Winston Sharpe 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. Mr. Dillard abstained from the vote.

Glenn Garris

The Commission held an application review regarding Glenn Garris.

Glenn Garris appeared before the Commission and waived the right to counsel.

MOTION:

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

Timothy West

Timothy West did not appear. The Commission did not take any action.

George Streeter

The Commission held a renewal application review regarding George Streeter.

George Streeter appeared before the Commission and waived the right to counsel.

EXECUTIVE SESSION:

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

MOTION:

Mr. Dillard made a motion to approve the applicant for renewal. Mr. Dowd seconded the motion, which carried unanimously.

Joseph C. Stewart, Joseph K. Stewart, & Eastwood Construction LLC

The Commission held renewal application reviews regarding the licenses for Joseph C. Stewart, and Joseph K. Stewart, and the certificate of authorization for Eastwood Construction LLC.

Joseph C. Stewart, Joseph K. Stewart, & Eastwood Construction LLC appeared before the Commission and were represented by Allen Nason, Esquire.

EXECUTIVE SESSION:

Mr. Dillard 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. Mr. Dowd seconded the motion, which carried unanimously.

MOTION:

Mr. Bailey made a motion to approve the renewals for Joseph C. Stewart, Joseph K. Stewart, & Eastwood Construction LLC, with the condition that with respect to Eastwood Construction LLC that it must provide company information/documentation, within 30 days for review and approval, to have certain wholly owned subsidiaries on the Certificate of Authorization. Mr. Dillard seconded the motion, which carried unanimously.

Final Order Hearings:

The Commission held Final Order Hearings for the following case: 2022-951

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

Cameron Matthews, Case #2022-951

Erin Baldwin, Deputy Chief Disciplinary Counsel, represented the State. The Respondent did not appear.

MOTION:

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

Reports:

Rowland Alston, Assistant Disciplinary Counsel, presented the following report to the Commission:

ODC report

As of 12/19/2024

Open Cases – 198 , Pending Hearings & Agreements – 78 , Pending Closure – 7 , Closed* – 34 , Appeals – 0 , *Closed since last report – 34 , Closed Cases 2024 – 105

Chris Cudd, Lead OIE Investigator, presented the following reports to the Commission:

OIE Status Report

Mr. Cudd reported the Year End report numbers of Investigations from 1/1/2024-12/31/2024

As of 1/8/2025

Complaints Received – 1146 ; Active Investigations – 124 ;

Closed Cases – 1344

IRC Report

MOTION:

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

Resolution Guidelines

MOTION:

Mr. Dowd made a motion to approve the Recommendation of the IRC Resolution Guidelines.

Mr. Dowd seconded this motion, which carried unanimously.

Commission Executive's Report – Janet Baumberger

None.

Election of Chairman, Vice Chairman, & Officers

MOTION:

Mr. Bailey made a motion to keep the current Chairman, Tim Roberts, as the Chairman of the Board. Mr. Dowd seconded this motion, which carried unanimously.

MOTION:

Mr. Graves made a motion to keep the current Vice Chairman, Al Bailey, as the Vice Chairman of the Board. Mr. Dillard seconded this motion, which carried unanimously.

Approval of NASCLA 2025 Travel

MOTION:

Mr. Bailey made a motion to approve the NASCLA 2025 Travel for 2 commission members and 1 member of staff from OAC, OGC, OIE and the commission executive. Mr. Dowd seconded this motion, which carried unanimously.

Old Business: Revision of Experience Affidavits status

Molly Price presented the revised experience affidavit draft for review and discussion. The commission suggested edits which Molly will incorporate and then send the final draft to the commission for final review.

Public Comments

None.

Adjournment

Mr. Graves 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 4:50 pm.

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