

SOUTH CAROLINA RESIDENTIAL BUILDERS COMMISSION

Meeting Minutes

Wednesday, March 12, 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, Christy Rhyne, James Graves, Hal Dillard 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 March 12, 2025 Meeting:

MOTION:

Ms. Rhyne made a motion to approve the March 12, 2025 Residential Builders Commission Meeting Agenda. Mr. Bailey seconded the motion, which carried unanimously.

Approval /Disapproval of Absent Members:

All members were present.

Approval of Minutes for the February 12, 2025 Meeting:

MOTION:

Mr. Bailey made a motion to approve the February 12, 2025 minutes. Mr. Rhyne 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:

Drew Dukes

The Commission held an application review regarding Drew Dukes. Drew Dukes 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. McLeod seconded the motion, which carried, but not unanimously. Mr. Bailey opposed.

Charles Valtin

The Commission held an application review regarding Charles Valtin. Charles Valtin 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.

Julian Martin

The Commission held an application review regarding Julian Martin. Julian Martin 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. Dillard seconded the motion. The motion failed as Mr. Dowd, Mr. Graves, and Mr. McLeod opposed.

MOTION:

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

Timothy Worley

The Commission held an application review regarding Timothy Worley. Timothy Worley appeared before the Commission and waived the right to counsel.

MOTION:

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

Scott Woods

Scott Woods did not appear. The Commission did not take any action.

Jacquez Williams

The Commission held an application review regarding Jacquez Williams. Jacquez Williams 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.

Bradley Holtzclaw

The Commission held an application review regarding Bradley Holtzclaw. Bradley Holtzclaw 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.

Jess Reichardt

The Commission held an application review regarding Jess Reichardt. Jess Reichardt 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. Ms. Rhyne seconded the

motion, which carried unanimously.

Paul Smith

The Commission held an application review regarding Paul Smith.

Paul Smith appeared before the Commission, waived the right to counsel, and did bring witnesses.

MOTION:

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

Oliver Nunez

The Commission held an application review regarding Oliver Nunez.

Oliver Nunez appeared before the Commission and was represented by attorney Tracey Perlman.

MOTION:

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

Joseph Byler

The Commission held an application review regarding Joseph Byler.

Joseph Byler 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.

Joel Cripe

The Commission held an application review regarding Joel Cripe.

Joel Cripe 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. Ms. Rhyne seconded the motion, which carried unanimously.

Stephen Holtry

The Commission held an application review regarding Stephen Holtry.

Stephen Holtry 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.

Frank Snyder

The Commission held an application review regarding Frank Snyder.

Frank Snyder 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. Bailey seconded the motion, which carried unanimously.

Rodney Bailey

The Commission held an application review regarding Rodney Bailey.

Rodney Bailey appeared before the Commission and waived the right to counsel.

MOTION:

Mr. Dillard made a motion to approve the applicant for a Residential Specialty Contractor Registration with the conditions that he first becomes current with restitution payments, that he remains current with restitution payments, and that he maintains a \$5,000 surety bond on file at all times. Mr. Bailey seconded the motion, which carried, but not unanimously. Ms. Rhyne and Mr. Dowd opposed.

Kameron Wilson

The Commission held an application review regarding Kameron Wilson.

Kameron Wilson 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. Bailey seconded the motion, which carried unanimously.

Final Order Hearings:

The Commission held Final Order Hearings for the following cases:

#2020-637, #2021-910 & #2022-178, #2022-370, #2022-747, #2022-943 & #2023-14, and #2023-252

Mr. Bailey, who served as the hearing officer for all of the foregoing cases, recused himself for all of the foregoing cases.

Mr. McLeod, who shadowed the hearing officer for Case Nos. 2022-943 & 2023-14, recused himself for Case Nos. 2022-943 & 2023-14.

#2020-637

Sherri Butterbaugh, Assistant Disciplinary Counsel, represented the State. The Respondent did not appear.

MOTION:

Mr. McLeod made a motion to adopt the Hearing Officer Recommendation. Ms. Rhyne seconded the motion, which carried unanimously.

James Cowan #2021-910 & #2022-178

Katherine Barroll, Assistant Disciplinary Counsel, represented the State. The Respondent appeared and waived the right to counsel.

EXECUTIVE SESSION:

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

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

MOTION:

Mr. Dillard made a motion to adopt the Hearing Officer Recommendation with a modification to the sanctions. Ms. Rhyne seconded the motion, which carried, but not unanimously. Mr. McLeod and Mr. Graves opposed.

Thomas Davis #2022-370

Chris Elliott, Assistant Disciplinary Counsel, represented the State. The Respondent did not appear.

MOTION:

Mr. McLeod made a motion to adopt the Hearing Officer Recommendation. Ms. Rhyne seconded the motion, which carried unanimously.

James Bryant #2022-747

Robert Elam, Assistant Disciplinary Counsel, represented the State. The Respondent appeared and waived the right to counsel.

MOTION:

Mr. Graves made a motion to adopt the Hearing Officer Recommendation with the following modification: the total fine amount is reduced to \$2500. Mr. McLeod seconded the motion, which carried, but not unanimously. Mr. Dillard opposed.

Tamiym Fox #2022-943 & #2023-14

Shannon Davis, Assistant Disciplinary Counsel, represented the State. The Respondent did not appear.

MOTION:

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

#2023-252

The final order hearing was postponed and did not go forward.

Reports:

Robert Elam, 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 for the following cases, recused himself for the following cases.

1. **Matthew Griffin - #2023-574**
2. **Case #2022-292**

MOTION:

Mr. McLeod made a motion to approve the Accepted Hearing Officer Recommendations for both of the foregoing cases. Mr. Dowd seconded the motion, which carried unanimously.

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

OIE Status Report

Mr. Cudd reported the number of Investigations as of 3/12/2025

As of 3/12/2025

**Complaints Received – 150 ; Active Investigations – 91 ;
Closed Cases – 251**

IRC Report

MOTION:

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

Resolution Guidelines

MOTION:

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

Commission Executive’s Report (For Information Purposes Only)– Janet Baumberger

None.

Public Comments

None.

Adjournment

Mr. McLeod made a motion to adjourn the Residential Builders Commission Meeting. Ms. Rhyne seconded the motion, which carried unanimously. The Residential Builders Commission Meeting was adjourned at 3:37 pm.

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


STATEMENT OF RECUSAL

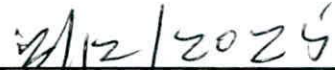
In accordance with Section 8-13-700(B), I hereby abstain from all votes, deliberations and other action on the following matter(s):

Final Order Hearings (3/11/2025): Case Nos. 2022-943 & 2023-14

REASONS FOR DISQUALIFICATION:

Shadowed Hearing Officer below


Earl E. McLeod


3/12/2025

STATEMENT OF RECUSAL

In accordance with Section 8-13-700(B), I hereby abstain from all votes, deliberations and other action on the following matter(s):

Final Order Hearings (3/11/2025): Case Nos. 2020-637; 2021-910 & 2022-178; 2022-370; 2022-747; 2022-943 & 2023-14; 2023-252; 2023-574; 2022-292

REASONS FOR DISQUALIFICATION:

Hearing Officer below



Alpha T. Bailey

3/12/2025