

SOUTH CAROLINA RESIDENTIAL BUILDERS COMMISSION

Meeting Minutes

Wednesday, April 9, 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, 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 April 9, 2025 Meeting:

MOTION:

Ms. Rhyne made a motion to approve the April 9, 2025 Residential Builders Commission Meeting Agenda. Mr. Dowd seconded the motion, which carried unanimously.

Approval /Disapproval of Absent Members:

Hal Dillard was absent.

MOTION:

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

Approval of Minutes for the March 12, 2025 Meeting:

MOTION:

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

Wyatt Wright

The Commission held an application review regarding Wyatt Wright.

Wyatt Wright 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 unanimously.

Adam Robinovitz

The Commission held an application review regarding Adam Robinovitz.

Adam Robinovitz 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. Bailey seconded the motion, which carried unanimously.

Evan Cooke

The Commission held an application review regarding Evan Cooke.

Evan Cooke 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.

Desmond Good

The Commission held an application review regarding Desmond Good.

Desmond Good 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. Dowd seconded the motion, which carried unanimously.

Thomas Roche

The Commission held an application review regarding Thomas Roche.

Thomas Roche 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.

Zachary Cramer

The Commission held an application review regarding Zachary Cramer.

Zachary Cramer 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 & Mr. Dowd opposed.

Samuel Herring

The Commission held an application review regarding Samuel Herring.

Samuel Herring appeared before the Commission and waived the right to counsel but 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.

Andre Bobo

The Commission held an application review regarding Andre Bobo.

Andre Bobo 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.

Rafael Palacio

The Commission held an application review regarding Rafael Palacio.

Rafael Palacio 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.

Robert Shelton

Robert Shelton did not appear. The Commission did not take any action.

Blake Keegan

The Commission held an application review regarding Blake Keegan.

Blake Keegan 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.

Nathan Simpson

The Commission held an application review regarding Nathan Simpson.

Nathan Simpson 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.

Michele Trubey

The Commission held an application review regarding Michele Trubey.

Michele Trubey 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. Ms. Rhyne seconded the motion, which carried unanimously.

William McConnell

The Commission held an application review regarding William McConnell.

William McConnell 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.

Addison Altizer

The Commission held an application review regarding Addison Altizer.

Addison Altizer 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.

Jeffrey Ellis

The Commission held an application review regarding Jeffrey Ellis.

Jeffrey Ellis 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.

Adam Smithey

The Commission held an application review regarding Adam Smithey.

Adam Smithey appeared before the Commission and waived the right to counsel.

MOTION:

Mr. Bailey made a motion to approve the applicant for a Specialty Contractor Registration with the condition that the applicant maintains a \$5,000 surety bond on file at all times. Ms. Rhyne seconded the motion, which carried unanimously.

Prentiss Love

The Commission held an application review regarding Prentiss Love.

Prentiss Love appeared before the Commission and waived the right to counsel.

EXECUTIVE SESSION:

Ms. Rhyne 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.

MOTION:

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

Richard Turner

The application hearing for Richard Turner was cancelled. Therefore, the Commission did not take any action.

Kyle Antoine

The Commission held an application review regarding Kyle Antoine.

Kyle Antoine appeared before the Commission and waived the right to counsel.

MOTION:

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

Final Order Hearings:

**The Commission held Final Order Hearings for the following cases:
#2021-13, #2022-653, #2023-342, and #2023-536**

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

Marinell McClellan #2021-13

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.

David Noss #2022-653

Rowland Alston, Assistant Disciplinary Counsel, represented the State. The Respondent did not appear.

MOTION:

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

Denis Paukov #2023-342

Rowland Alston, Assistant Disciplinary Counsel, represented the State. The Respondent did appear.

MOTION:

Ms. Rhyne made a motion to adopt the Hearing Officer Recommendation with the following modification: the total fine amount is reduced to \$1,500. Mr. Dowd seconded the motion, which carried unanimously.

Ruger Green #2023-536

Katherine Barroll, Assistant Disciplinary Counsel, represented the State. The Respondent did appear.

MOTION:

Ms. Rhyne made a motion to adopt the Hearing Officer Recommendation with the following modification: the total fine amount is reduced to \$250. Mr. Graves seconded the motion, which carried unanimously.

Reports:

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

Final Order Hearings Report on Accepted Hearing Officer Recommendations

Mr. Roberts, who served as the hearing officer for the following case, recused himself for the following case: #2021-242

Mr. Bailey, who served as the hearing officer for the following cases, recused himself for the following cases: #2022-224; #2021-795

Kevin M. O'Mara #2021-242

MOTION:

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

#2022-224

MOTION:

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

#2021-795

MOTION:

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

ODC report

As of 3/27/2025

Open Cases – 190, Pending Hearings & Agreements – 81, Pending Closure – 8, Closed* – 27, Appeals – 0, *Closed since last report – 27, Closed Cases 2025 – 27

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

OIE Status Report

Mr. Cudd reported the number of Investigations as of 4/9/2025

As of 4/9/2025

Complaints Received – 209; Active Investigations – 86;

Closed Cases – 333

IRC Report

MOTION:

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

Resolution Guidelines

MOTION:

Ms. Rhyne made a motion to approve the Recommendation of the IRC Resolution Guidelines.

Mr. Dowd seconded this motion, which carried unanimously.

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

None.

Public Comments

None.

Adjournment

Ms. Rhyne 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 3:21 pm.

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