

SOUTH CAROLINA RESIDENTIAL BUILDERS COMMISSION

Meeting Minutes

Wednesday, May 14, 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 10:41 a.m. Other members present for the meeting included: Al Bailey, Bryan Dowd, Christy Rhyne, and Hal Dillard. James Graves arrived later at 11:12 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 May 14, 2025 Meeting:

MOTION:

Mr. Bailey made a motion to approve the May 14, 2025 Residential Builders Commission Meeting Agenda with the removal of items 7.e, 7.h, and 7.i. Ms. Rhyne seconded the motion, which carried unanimously.

Approval /Disapproval of Absent Members:

Mr. McLeod was absent and Mr. Graves was set to arrive late.

MOTION:

Mr. Dowd made a motion to approve Mr. McLeod's absence and Mr. Graves' late arrival. Ms. Rhyne seconded the motion, which carried unanimously.

Approval of Minutes for the April 9, 2025 Meeting:

MOTION:

Mr. Bailey made a motion to approve the April 9, 2025 minutes. Ms. 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:

Ivan Jenkins

The Commission held an application review regarding Ivan Jenkins.
Ivan Jenkins 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. Ms. Rhyne seconded the motion, which carried unanimously.

Jesse Green

The Commission held an application review regarding Jesse Green.

Jesse Green appeared before the Commission, waived the right to counsel, and did bring a witness.

MOTION:

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

Kyle Frix

The Commission held an application review regarding Kyle Frix.

Kyle Frix 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.

Kristin Vining

The Commission held an application review regarding Kristin Vining.

Kristin Vining 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. Dillard seconded the motion, which carried unanimously.

Brandon Adkins

The Commission held an application review regarding Brandon Adkins.

Brandon Adkins 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.

Alex Levister

Alex Levister did not appear and submitted a request to be rescheduled. The Commission did not take any action.

Hannah Dendy

The Commission held an application review regarding Hannah Dendy.

Hannah Dendy 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, but not unanimously. Ms. Rhyne opposed.

Todd Payne

The Commission held an application review regarding Todd Payne.
Todd Payne 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.

Vanessa Campos

The Commission held an application review regarding Vanessa Campos.
Vanessa Campos appeared before the Commission and was represented by counsel.

MOTION:

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

Robert Vizzini

The Commission held an application review regarding Robert Vizzini.
Robert Vizzini 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 unanimously.

Matthew Sushenok

The Commission held an application review regarding Matthew Sushenok.
Matthew Sushenok 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.

Tucker Watterson

The Commission held an application review regarding Tucker Watterson.
Tucker Watterson 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.

Jeremy Kyzer

The Commission held an application review regarding Jeremy Kyzer.
Jeremy Kyzer 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, which carried unanimously.

Ricardo Cervantes

The Commission held an application review regarding Ricardo Cervantes.
Ricardo Cervantes 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 unanimously.

Scott Woods

The Commission held an application review regarding Scott Woods.

Scott Woods 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.

Sergey Derun

The Commission held an application review regarding Sergey Derun.

Sergey Derun appeared before the Commission and waived the right to counsel.

MOTION:

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

Richard Turner

The Commission held an application review regarding Richard Turner.

Richard Turner appeared before the Commission and waived the right to counsel.

MOTION:

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

Final Order Hearings:

The Commission held Final Order Hearings for the following cases below:

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

McGregor Wallace #2019-204

Robert Elam, Assistant Disciplinary Counsel, represented the State. The Respondent did not appear.

MOTION:

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

DR Horton #2020-581 & #2020-616

Robert Elam, Assistant Disciplinary Counsel, represented the State. The Respondent did not appear.

MOTION:

Ms. Rhyne made a motion to approve the Hearing Officer Recommendations. Mr. Dowd seconded the motion, which carried, but not unanimously. Mr. Graves opposed.

Walter Duran #2022-374

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

MOTION:

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

William Brantley #2022-780

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

MOTION:

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

Jermelle Moorer #2023-68

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

MOTION:

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

Damon Hickey #2023-341

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

MOTION:

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

Mr. Bailey, who mentored the hearing officer (Mr. McLeod) for the following case, recused himself for the following case

Penny Blackmon #2024-656

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

MOTION:

Ms. Rhyne made a motion to approve the Hearing Officer Recommendation. Mr. Dowd 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. Bailey, who served as the hearing officer for the following cases, recused himself for the following cases:

Andrew Justice #2019-31 & #2020-256

MOTION:

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

#2022-623

MOTION:

Ms. Rhyne made a motion to approve the Accepted Hearing Officer Recommendation. 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 5/14/2025

As of 5/14/2025

Complaints Received – 281 ; Active Investigations – 88 ;

Closed Cases – 437

IRC Report

MOTION:

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

Resolution Guidelines

MOTION:

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

Commission Executive's Report – Janet Baumberger

None.

Public Comments

None.

Adjournment

Mr. Dowd 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 2:46 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

Commission Member Recused: Alpha T. Bailey

Matter(s) recused from at the May 14, 2025 South Carolina Residential Builders Commission Meeting:

Final Order Hearings: Case Nos. 2019-204; 2020-581 & 2020-616; 2022-374; 2022-780; 2023-68; 2023-341

Reason for recusal: hearing officer below

Final Order Hearing: Case No. 2024-656 ✓

Reason for recusal: mentored hearing officer below

Final Order Hearings Report on Accepted Hearing Officer Recommendations: Case Nos. 2019-31 & 2020-256; 2022-623

Reason for recusal: hearing officer below

Alpha T. Bailey