

SOUTH CAROLINA RESIDENTIAL BUILDERS COMMISSION

Meeting Minutes

Wednesday, June 11, 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, Christy Rhyne, 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 June 11, 2025 Meeting:

MOTION:

Ms. Rhyne made a motion to approve the June 11, 2025 Residential Builders Commission Meeting Agenda. Mr. Dowd seconded the motion, which carried unanimously.

Approval /Disapproval of Absent Members:

All members were present.

Approval of Minutes for the May 14, 2025 Meeting:

MOTION:

Mr. Bailey made a motion to approve the May 14, 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:

Kyle Edmondson

The Commission held an application review regarding Kyle Edmonson.

Kyle Edmonson 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, but not unanimously. Mr. Bailey & Mr. Dillard opposed.

Peter Kolodziejczak

The Commission held an application review regarding Peter Kolodziejczak.

Peter Kolodziejczak 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.

Inna Bond

The Commission held an application review regarding Inna Bond.

Inna Bond 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.

Jerry Arnold

Jerry Arnold cancelled prior to the Board Meeting. The Commission did not take any action.

Derek Hutto

The Commission held an application review regarding Derek Hutto.

Derek Hutto 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.

Alex Creech

The Commission held an application review regarding Alex Creech.

Alex Creech 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.

Travis Leedy

Travis Leedy did not appear. The Commission did not take any action.

Mario Puga Recillas

The Commission held an application review regarding Mario Puga Recillas.

Mario Puga Recillas 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.

Gregory Jones

The Commission held an application review regarding Gregory Jones.

Gregory Jones 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.

Austin Hall

The Commission held an application review regarding Austin Hall.

Austin Hall 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, but not unanimously. Mr. McLeod opposed.

Michael Chester

The Commission held an application review regarding Michael Chester.

Michael Chester 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.

Justin Sherman

The Commission held an application review regarding Justin Sherman.

Justin Sherman 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.

Final Order Hearings:

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

Mr. Bailey, who served as the hearing officer for cases #2022-800, #2023-139, and #2022-425, recused himself for those cases.

Mr. Roberts, who served as the hearing officer for case #2023-700, recused himself for that case.

Megan Eller #2022-800 & 2023-139

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. Graves seconded the motion, which carried unanimously.

Trent Avin #2023-700

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.

Christopher Hunter #2022-425

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.

Reports:

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

OIE Status Report

Mr. Cudd reported the number of Investigations as of 6/11/2025

As of 6/11/2025

Complaints Received – 355 ; Active Investigations – 91 ;

Closed Cases – 501

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:

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.

New Business:

Licensure requirements relating to crawlspace encapsulation

The Commission discussed what, if any, licensure is required to perform crawlspace encapsulation work. The Commission did not make any determination at the meeting, and deferred the matter for further discussion at a future meeting.

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 12:30 pm.

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