

SOUTH CAROLINA RESIDENTIAL BUILDERS COMMISSION

Meeting Minutes

Wednesday, July 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:

Al Bailey, Vice Chair, called the regular meeting of the Residential Builders Commission to order at 10:00 a.m. Other members present for the meeting included: Christy Rhyne, Hal Dillard, James Graves, Bryan Dowd, & Earl McLeod.

Al Bailey, Vice Chair, 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 7/9/2025 Meeting:

MOTION:

Ms. Rhyne made a motion to approve the 7/9/2025 Residential Builders Commission Meeting Agenda. Mr. Dowd seconded the motion, which carried unanimously.

Approval /Disapproval of Absent Members:

Tim Roberts was absent for this Board Meeting.

MOTION:

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

Approval of Minutes for the 6/11/2025 Meeting:

MOTION:

Ms. Rhyne made a motion to approve the 6/11/2025 minutes. Mr. Graves seconded the motion, which carried unanimously.

Chairman's Remarks:

Mr. Bailey 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:

Steven Craig

The Commission held an application review regarding Steven Craig.

Steven Craig 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.

Raphael Chinyanta

Raphael Chinyanta did not appear. The Commission did not take any action.

Alex Levister

Alex Levister did not appear. The Commission did not take any action.

George Kurzenberger

The Commission held an application review regarding George Kurzenberger.

George Kurzenberger 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. Dillard seconded the motion, which carried, but not unanimously. Mr. Dowd opposed.

Axel Olson

The Commission held an application review regarding Axel Olson.

Axel Olson 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.

Michael Keevins

The Commission held an application review regarding Michael Keevins.

Michael Keevins 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.

William Deger

The Commission held an application review regarding William Deger.

William Deger 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.

Margaret Cloninger

The Commission held an application review regarding Margaret Cloninger.

Margaret Cloninger 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.

Veniamin Bilyk

The Commission held an application review regarding Veniamin Bilyk.
Veniamin Bilyk 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, but not unanimously. Mr. Dillard opposed

Chad Gotliebowski

The Commission held an application review regarding Chad Gotliebowski.
Chad Gotliebowski 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.

Lavaski Taylor

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

Daniel Lea

The Commission held an application review regarding Daniel Lea.
Daniel Lea 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.

John Toker

The Commission held an application review regarding John Toker.
John Toker 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.

Brian Pruitt

The Commission held an application review regarding Brian Pruitt.
Brian Pruitt 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.

Jamison Jones

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

MOTION:

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

Chad St. Onge

The Commission held an application review regarding Chad St. Onge.

Chad St. Onge 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.

Charles Miller

The Commission held a renewal review regarding Charles Miller.

Charles Miller 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. Dillard seconded the motion, which carried unanimously.

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

MOTION:

Mr. McLeod made a motion to approve renewal subject to conditions pertaining to payment agreement. Ms. Rhyne seconded the motion, which carried unanimously.

Anthony Moore

The Commission held a renewal review regarding Anthony Moore.

Anthony Moore 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.

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

MOTION:

Ms. Rhyne made a motion to approve renewal subject to conditions pertaining to judgments. Mr. Dillard seconded the motion, which carried unanimously.

Final Order Hearings:

The Commission held Final Order Hearings for the following cases:

(2022-250; 2023-593)

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

Joshua Wilson #2022-250

Shannon Davis, Assistant Disciplinary Counsel, represented the State. The Respondent appeared and was not represented by counsel.

MOTION:

Mr. Graves made a motion to approve the Hearing Officer Recommendation with modification of the sanctions. Mr. Dowd seconded the motion, which carried, but not unanimously. Mr. McLeod opposed.

Tate Norman #2023-593

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

MOTION:

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

Reports:

Shannon Davis, 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 case #2023-168, recused himself.

Daniel Jordan #2023-168

MOTION:

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

Mr. McLeod, who served as the hearing officer for case #2024-277, recused himself.

#2024-277

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 6/24/2025

Open Cases – 160 , Pending Hearings & Agreements – 70 , Pending Closure – 15 , Closed* – 51 , Appeals – 0 , *Closed since last report – 51 , Closed Cases 2025 – 77

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

OIE Status Report

Mr. Cudd reported the number of Investigations as of 6/24/2025

As of 6/24/2025

Complaints Received – 440 ; Active Investigations – 95 ;

Closed Cases – 585

IRC Report

MOTION:

Ms. Rhyne 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.

Ms. Rhyne seconded this motion, which carried unanimously.

Commission Executive's Report – Janet Baumberger

None.

Public Comments

None.

Adjournment

Mr. Graves 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 3:09 pm.

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

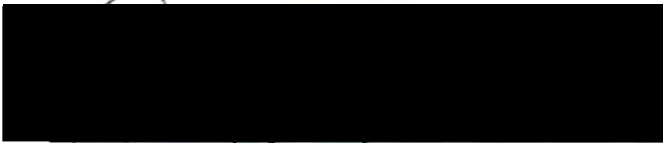
STATEMENT OF RECUSAL

Commission Member Recused: Earl E. McLeod

Matter(s) recused from at the July 9, 2025 South Carolina Residential Builders Commission Meeting:

Final Order Hearings Report on Accepted Hearing Officer Recommendations: Case No. 2024-277

Reason for recusal: hearing officer below



Earl E. McLeod

STATEMENT OF RECUSAL

Commission Member Recused: Alpha T. Bailey

Matter(s) recused from at the July 9, 2025 South Carolina Residential Builders Commission Meeting:

Final Order Hearings: Case Nos. 2022-250; and 2023-593.

Reason for recusal: hearing officer below

Final Order Hearings Report on Accepted Hearing Officer Recommendations: Case No. 2023-168

Reason for recusal: hearing officer below



Alpha T. Bailey