

**SOUTH CAROLINA RESIDENTIAL BUILDERS COMMISSION**  
**Meeting Minutes**

Wednesday, November 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:**

Al Bailey, Vice Chairman, 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, James Graves, Hal Dillard, Bryan Dowd, & Earl McLeod.

Al Bailey, 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 11/12/2025 Meeting:**

***MOTION:***

Ms. Rhyne made a motion to approve the 11/12/2025 Residential Builders Commission Meeting Agenda. Mr. Dillard seconded the motion, which carried unanimously.

**Approval /Disapproval of Absent Members:**

Tim Roberts was absent.

***MOTION:***

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

**Approval of Minutes for the 10/08/2025 Meeting:**

***MOTION:***

Ms. Rhyne made a motion to approve the 10/08/2025 minutes. Mr. Dowd seconded the motion, which carried unanimously.

**Chairman's Remarks:**

Al 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:**

**Eric Berman**

The Commission held an application review regarding Eric. Berman.  
Eric Berman 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.

**Eric Ness**

The Commission held an application review regarding Eric Ness.

Eric Ness 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.

**Payton Warren**

The Commission held an application review regarding Payton Warren.

Payton Warren 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.

**Joseph Beard**

The Commission held an application review regarding Joseph Beard.

Joseph Beard appeared before the Commission and waived the right to counsel.

**MOTION:**

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

**Craig McGinley**

The Commission held an application review regarding Craig McGinley.

Craig McGinley 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.

**Nicholas Sullivan**

The Commission held an application review regarding Nicholas Sullivan.

Nicholas Sullivan 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.

**Jared Graham**

The Commission held an application review regarding Jared Graham.

Jared Graham appeared before the Commission and waived the right to counsel.

**MOTION:**

Ms. Rhyne made a motion to defer action on this application in order to allow the applicant to submit additional experience information. Mr. Mcleod seconded the motion, which carried unanimously.

**John Blanton**

The Commission held an application review regarding John Blanton.

John Blanton 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.

**Jason Wiles**

The Commission held an application review regarding Jason Wiles.

Jason Wiles appeared before the Commission and waived the right to counsel.

**MOTION:**

Mr. Dillard made a motion to deny the applicant to sit for the exam. Mr. Dowd seconded the motion, which carried, but not unanimously. Mr. Mcleod opposed.

**Vincent Korzeniowski**

The Commission held an application review regarding Vincent Korzeniowski.

Vincent Korzeniowski appeared before the Commission and waived the right to counsel.

**MOTION:**

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

**Alexander Vermillion**

The Commission held an application review regarding Alexander Vermillion.

Alexander Vermillion 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.

**Darrell McNiell**

The Commission held an application review regarding Darrell McNiell.

Darrell McNiell 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.

**Thomas Jameson**

The Commission held an application review regarding Thomas Jameson.

Thomas Jameson appeared before the Commission and waived the right to counsel.

**MOTION:**

Mr. Dowd made a motion to deny the applicant to sit for the exam based on the information that has been provided; however, the applicant maybe reconsidered if he provides additional experience documentation within 90 days. Ms. Rhyne seconded the motion, which carried unanimously.

**Joshua Montgomery**

The Commission held an application review regarding Joshua Montgomery.

Joshua Montgomery 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, but not unanimously. Mr. Dowd and Mr. Dillard opposed.

**Jared Hart**

The Commission held an application review regarding Jared Hart.

Jared Hart 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. Dowd seconded the motion, which carried unanimously.

**Luis Cano Gonzalez**

The Commission held an application review regarding Luis Cano Gonzalez.

Luis Cano Gonzalez 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.

**Daniel Eichelberger**

The Commission held an application review regarding Daniel Eichelberger.

Daniel Eichelberger appeared before the Commission and waived the right to counsel.

**MOTION:**

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

**Chris Brzozowski**

The Commission held an application review regarding Chris Brzozowski.

Chris Brzozowski 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. Ms. Rhyne seconded the motion, which carried unanimously.

**Aleshia Ramos Rivas**

The Commission held an application review regarding Aleshia Ramos Rivas.

Aleshia Ramos Rivas appeared before the Commission and waived the right to counsel.

**MOTION:**

Mr. Dowd made a motion to deny the applicant to sit for the exam. Ms. Rhyne seconded the motion, which carried, but not unanimously. Mr. Mcleod opposed.

**Barrett Blackstock**

The Commission held an application review regarding Barrett Blackstock.

Barrett Blackstock 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.

---

**Final Order Hearings:**

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

**(2022-342, 2023-647, 2024-415 & 2024-432)**

***Mr. Mcleod, who served as the hearing officer for cases 2022-342 and 2024-432, recused himself for those cases.***

***Mr. Bailey, who served as the hearing officer for 2023-647 and 2024-415, recused himself for those cases.***

**Lee V. Jailor #2022-342**

Chris Elliot, 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.

**Jeremy S. Blackstock #2023-647**

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

**MOTION:**

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

### **Richard J. Floyd #2024-415**

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.

### **Mitch Porter #2024-432**

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.

---

### **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 **11/12/2025**

**As of 11/12/2025**

**Complaints Received – 770; Active Investigations – 69;**

**Closed Cases – 928**

#### **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/Old Business:**

### **Issuance of Citations Under S.C. Code Ann. §40-59-105(C)(2)**

Mr. Chris Cudd, Lead OIE Investigator, presented the matter to the Commission and sought clarification on use of the resolution guidelines for the issuance of citations per S.C. Code Section 40-59-105(C)(2) where subsequent offenses occur within 5 years of a previous action.

#### ***MOTION:***

Ms. Rhyne made a motion for executive session for legal advice. Mr. Dowd seconded the motion, which carried unanimously.

#### ***MOTION:***

After exiting executive session, Ms. Rhyne made a motion to keep the 1<sup>st</sup> offense to the Resolution Guidelines and the 2<sup>nd</sup> offense and beyond goes to IRC. Mr. Mcleod seconded the motion, which carried unanimously.

### **Time Limit for Unlicensed Practice Complaints**

The Commission considered and discussed the time limit for unlicensed practice complaints.

#### ***MOTION:***

Mr. Mcleod made a motion that the time limit for complaints regarding unlicensed practice be left to the discretion of OIE. Ms. Rhyne seconded the motion, which carried unanimously.

### **Reporting of Code Violations by Home Inspectors**

Mr. Chris Cudd, Lead OIE Investigator, informed the Commission that questions had arisen regarding whether home inspectors may report code violations in the performance of their duties. The Commission discussed the matter of reporting code of violations by home inspectors and reviewed S.C. Code Section 40-59-620. The Commission did not make any motion(s).

### **Bond Requirement for Residential Specialty Contractor Acting as a Subcontractor**

Mr. Chris Cudd, Lead OIE Investigator, asked the Commission whether specialty registrants are required to be bonded if they do not have direct contact with a property owner. The Commission inquired about instances that would give rise to the question and did not make any determination. The issue may be brought back before the Commission at a future meeting.

### **Guidance on Consent Agreement Parameters**

Mr. Ely Grote, Advice Counsel, presented the matter to the Commission. He asked about guidance on the parameters for issuing consent agreements at staff level regarding applicants with liens or judgments. He also referenced the Dec. 12, 2012 minutes, in which the Commission authorized the Commission Administrator to accept repayment agreements for liens and judgments. The existing process will be continued with the Commission Administrator having discretion on approval for a consent agreement or Commission appearance.

### **Review and Approval of Experience Affidavit for Specialty Contractors**

Ms. Molly Price, Program Manager, presented the updated Experience Affidavits for electricians, plumbers and HVAC installers to the Commission for review and feedback. The Commission provided feedback and recommendations regarding the updated affidavits. Parameters for approval at staff level will be discussed at next month's meeting. Ms. Price also provided an overview of the new online application system/software that incorporates AI.

### **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 4:37 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**

Commission Member Recused: Alpha T. Bailey

Matter(s) recused from at the November 12, 2025 South Carolina Residential Builders Commission Meeting:

Final Order Hearings: Case Nos. 2023-647; and 2024-415

Reason for recusal: hearing officer below

Alpha T. Bailey

## **STATEMENT OF RECUSAL**

Commission Member Recused: Earl E. McLeod

Matter(s) recused from at the November 12, 2025 South Carolina Residential Builders Commission Meeting:

Final Order Hearings: Case Nos. 2022-342; and 2024-432

Reason for recusal: hearing officer below

  
Earl E. McLeod