

SOUTH CAROLINA RESIDENTIAL BUILDERS COMMISSION

Meeting Minutes

Wednesday, May 13, 2026 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, Christy Rhyne, Bryan Dowd, James Graves, Hal Dillard & 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 5/13/2026 Meeting:

MOTION:

Ms. Rhyne made a motion to approve the 5/13/2026 Residential Builders Commission Meeting Agenda with an exception to remove 7d and 7t on the agenda. Mr. Dowd seconded the motion, which carried unanimously.

Approval /Disapproval of Absent Members:

All members were present.

Approval of the Minutes for the 4/8/2026 Meeting:

MOTION:

Mr. Bailey made a motion to approve the 4/8/2026 minutes. Ms. Rhyne seconded the motion, which carried unanimously.

Chairman's Remarks:

Tim 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:

Todd Shreve

The Commission held an application review regarding Todd Shreve.

Todd Shreve 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.

Jon Colleran

The Commission held an application review regarding Jon Colleran.
Jon Colleran 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.

Colby Govan

The Commission held an application review regarding Colby Govan.
Colby Govan. 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.

Eric Grana Jr.

The Commission held an application review regarding Eric Grana Jr.
Eric Grana Jr. 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. Ms. Rhyne seconded the motion, which carried unanimously.

Keenen Edwards

The Commission held an application review regarding Keenen Edwards.
Keenen Edwards 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.

Ethan Clark

The Commission held an application review regarding Ethan Clark.
Ethan Clark 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.

Kristina Ravenel

The Commission held an application review regarding Kristina Ravenel.
Kristina Ravenel 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.

Jonathan Grzyb

The Commission held an application review regarding Jonathan Grzyb. Jonathan Grzyb 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.

Paul Grimm

The Commission held an application review regarding Paul Grimm. Paul Grimm 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.

Enoch Adjinah

The Commission held an application review regarding Enoch Adjinah. Enoch Adjinah 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. Motion failed for lack a second and Mr. Bailey withdrew it.

MOTION:

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

Zachary Dyer

The Commission held an application review regarding Zachary Dyer. Zachary Dyer 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. Bailey seconded the motion, which carried unanimously.

Cohen Richardson

The Commission held an application review regarding Cohen Richardson. Cohen Richardson 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.

Daniel Loredo

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

Anthony Moore III

The Commission held a hearing to review Anthony Moore III's compliance with a prior order of the Commission.

Anthony Moore III appeared before the Commission and waived the right to counsel.

MOTION:

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

MOTION:

Mr. Bailey made a motion to come out of executive session. Ms. Rhyne seconded the motion, which carried unanimously.

MOTION:

Ms. Dowd made a motion to allow Mr. Moore to retain licensure at this time, subject to conditions pertaining to continuing to make monthly payments toward judgments and providing proof of payments. Ms. Rhyne seconded the motion, which carried unanimously.

Joshua Sharpe

The Commission held an application review regarding Joshua Sharpe. Joshua Sharpe 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.

Mark Ivanov

The Commission held an application review regarding Mark Ivanov. Mark Ivanov 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. Bailey seconded the motion, which carried, but not unanimously. Mr. Dillard opposed.

Michael Scott

The Commission held an application review regarding Michael Scott. Michael Scott 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, but not unanimously. Mr. McLeod opposed.

Weston Fulbright

The Commission held an application review regarding Weston Fulbright.
Weston Fulbright 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. Mr. Graves abstained.

Gerald Cramer

The Commission held an application review regarding Gerald Cramer.
Gerald Cramer 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. Bailey seconded the motion, which carried unanimously.

Michael Lesando

The Commission held an application review regarding Michael Lesando.
Michael Lesando 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.

Christian Valles

The Commission held an application review regarding Christian Valles.
Christian Valles 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.

Marvin Hopkins

The Commission held an application review regarding Marvin Hopkins.
Marvin Hopkins 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:

- a. 2024-643
- b. 2024-1187

- c. 2024-624
- d. 2020-497, 2023-163 & 2023-456
- e. 2024-1147
- f. 2024-1001
- g. 2025-412
- h. 2025-407

Mr. McLeod, who served as the hearing officer for case 2024-1147, recused himself for that case.

Mr. Bailey, who served as the hearing officer for cases 2024-643; 2024-1187; 2024-624; 2020-497, 2023-163 & 2023-456; 2024-1001; 2025-412; & 2025-407, recused himself for those cases.

Edward E. Padgett #2024-643

Chris Elliot, 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.

#2024-1187

Rowland Alston, Assistant Disciplinary Counsel, represented the State. The Respondent appeared before the Commission and waived the right to counsel.

MOTION:

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

MOTION:

Ms. Rhyne made a motion to come out of executive session after seeking legal advice. Mr. Dowd seconded the motion, which carried unanimously.

MOTION:

Mr. McLeod made a motion to reject the Hearing Officer Recommendation and to dismiss the case. Mr. Dowd seconded the motion, which carried unanimously.

Alan Martin #2024-624

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.

Monte Chris Gray #2020-497, 2023-163 & 2023-456

Rowland Alston, Assistant Disciplinary Counsel, represented the State. The Respondent appeared before the Commission and waived the right to counsel.

MOTION:

Ms. Rhyne made a motion to dismiss Case Nos. 2020-497 and 2023-163; and as to Case No. 2023-456, to modify the sanctions to be a total fine of \$4,500 only. Mr. McLeod seconded the motion, which carried unanimously.

Scott Aguiar #2024-1147

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

MOTION:

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

James Darby #2024-1001

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 but not unanimously. Mr. McLeod opposed.

James Laird Jr. #2025-407

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.

Daniel DeHaven #2025-412

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 **5/13/2026**.

Complaints Received – 340; Active Investigations – 119; Closed Cases – 364

IRC Report

Dismissals – 6; Formal Complaint – 2; Citations – 2; Cease and Desist - 2

MOTION:

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

Resolution Guidelines

Citations – 21 and Dismissals - 3

MOTION:

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

Commission Executive’s Report – Janet Baumberger

None.

Public Comments

None.

Adjournment

Ms. Rhyne made a motion to adjourn the Residential Builders Commission Meeting. Mr. Graves seconded the motion, which carried unanimously. The Residential Builders Commission Meeting was adjourned at 4:41 PM.

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

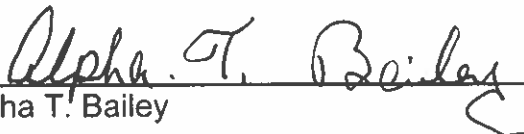
STATEMENT OF RECUSAL

Commission Member Recused: Alpha T. Bailey

Matter(s) recused from at the May 13, 2026 South Carolina Residential Builders Commission Meeting:

Final Order Hearings: Case Nos. 2024-643; 2024-1187; 2024-624; 2020-497, 2023-163, & 2023-456; 2024-1001; 2025-412; and 2025-407

Reason for recusal: hearing officer below



Alpha T. Bailey

STATEMENT OF RECUSAL

Commission Member Recused: Earl E. McLeod

Matter(s) recused from at the May 13, 2026 South Carolina Residential Builders Commission Meeting:

Final Order Hearings: Case No. 2024-1147

Reason for recusal: hearing officer below



Earl E. McLeod