

SOUTH CAROLINA RESIDENTIAL BUILDERS COMMISSION

Meeting Minutes

Wednesday, June 10, 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, 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 6/10/2026 Meeting:

MOTION:

Mr. Bailey made a motion to approve the 6/10/2026 Residential Builders Commission Meeting Agenda with the exception to remove item 7h on the agenda. Mr. Dowd seconded the motion, which carried unanimously.

Approval /Disapproval of Absent Members:

Ms. Rhyne was absent.

MOTION:

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

Approval of the Minutes for the 5/13/2026 Meeting:

MOTION:

Mr. Graves made a motion to approve the 5/13/2026 minutes. Mr. Dowd 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:

Veniamin Ben Dimov

The Commission held an application review regarding Veniamin Ben Dimov.

Veniamin Ben Dimov 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.

Edward Hucks

Edward Hucks did not appear. The Commission did not take any action.

Jermal Braswell

The Commission held an application review regarding Jermal Braswell.

Jermal Braswell appeared before the Commission and was represented by legal counsel.

MOTION:

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

Donald Lane

The Commission held an application review regarding Donald Lane.

Donald Lane 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 unanimously.

Beau Christian Hollingsworth Jr.

The Commission held an application review regarding Beau Christian Hollingsworth Jr.

Beau Christian Hollingsworth Jr. 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.

Dylan Timms

The Commission held an application review regarding Dylan Timms.

Dylan Timms 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.

Antonio Anderson

The Commission held an application review regarding Antonio Anderson.

Antonio Anderson appeared before the Commission and waived the right to counsel.

Mr. Dowd recused himself from the hearing.

MOTION:

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

Luke Lillie

The Commission held an application review regarding Luke Lillie.
Luke Lillie 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.

Hudson Strickland

The Commission held an application review regarding Hudson Strickland.
Hudson Strickland 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.

Whitney McLeod

The Commission held an application review regarding Whitney McLeod.
Whitney McLeod 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. Mr. Bailey seconded the motion, which carried unanimously.

Thomas Bridges Jr.

The Commission held an application review regarding Thomas Bridges Jr.
Thomas Bridges Jr. 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.

Alfredo Martinez

The Commission held an application review regarding Alfredo Martinez.
Alfredo Martinez 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.

Jason Pidcock

Jason Pidcock did not appear. The Commission did not take any action.

David Rivers

The Commission held an application review regarding David Rivers.
David Rivers 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.

Mark Tamasi

The Commission held an application review regarding Mark Tamasi.
Mark Tamasi 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.

Justin Todd

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

Jackson Karolczyk

The Commission held an application review regarding Jackson Karolczyk.
Jackson Karolczyk 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.

Justin Lantrip

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

Mr. Dowd recused himself from the hearing.

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. Bailey opposed.

Rodrigo Rodriguez

The Commission held an application review regarding Rodrigo Rodriguez.
Rodrigo Rodriguez 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. Mr. McLeod seconded the motion, which carried, but not unanimously. Mr. Bailey opposed.

Skyler Farnsworth

The Commission held an application review regarding Skyler Farnsworth.
Skyler Farnsworth 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. The motion failed. Mr. Dowd, Mr. Dillard, Mr. Bailey and Mr. Graves opposed.

MOTION:

Mr. Bailey 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.

Steven Jennings

The Commission held an application review regarding Steven Jennings. Steven Jennings 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. Dillard seconded the motion, which carried unanimously.

Steven Peterson

The Commission held an application review regarding Steven Peterson. Steven Peterson 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.

Russel Knight

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

Michael Holmes

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

Final Order Hearings:

The Commission held Final Order Hearings for the following cases:

- a. 2024-840
- b. 2024-1156 & 2024-1160
- c. 2024-1175

Mr. Bailey, who served as the hearing officer for cases 2024-840; 2024-1156 & 2024-1160; & 2024-1175, recused himself for those cases.

#2024-840

Rowland Alston, Assistant Disciplinary Counsel, represented the State. The Respondent appeared and was represented by legal counsel.

MOTION:

Mr. McLeod made a motion to modify the Hearing Officer Recommendation to dismissal of the case, with no letter of caution. Mr. Dowd seconded the motion, which carried unanimously.

Jake Kelly #2024-1156 & 2024-1160

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.

Don McClemore #2024-1175

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

MOTION:

Mr. McLeod 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 reports to the Commission:

Final Order Hearings Report on Accepted Hearing Officer Recommendations

Mr. Bailey, who served as the hearing officer for 2025-376 and 2024-398, recused himself for those cases.

Westan Payne #2025-376

MOTION:

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

Michael Patrick O’Keefe #2024-398

MOTION:

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

OIE Status Report

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

Mr. Cudd reported the number of Investigations as of **6/10/2026**.

Complaints Received – 409; Active Investigations – 100; Closed Cases – 434

IRC Report

Dismissals – 10; Formal Complaint – 7; Citations – 3

MOTION:

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

Resolution Guidelines

Citations- 20 and Dismissals - 3

MOTION:

Mr. Bailey 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

Mr. Graves made a motion to adjourn the Residential Builders Commission Meeting. Mr. Dowd seconded the motion, which carried unanimously. The Residential Builders Commission Meeting was adjourned at 2:55 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: Bryan Dowd

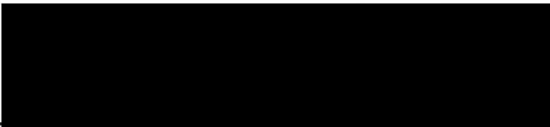
Matter(s) recused from at the June 10, 2026 South Carolina Residential Builders Commission Meeting:

Application hearing – Antonio Anderson

Reason for recusal: business relationship

Application hearing – Justin Lantrip

Reason for recusal: business relationship



Bryan Dowd

STATEMENT OF RECUSAL

Commission Member Recused: Alpha T. Bailey

Matter(s) recused from at the June 10, 2026 South Carolina Residential Builders Commission Meeting:

Final Order Hearings: Case Nos. 2024-840; 2024-1156 & 2024-1160; and 2024-1175

Reason for recusal: hearing officer below

Final Order Hearings Report on Accepted Hearing Officer Recommendations: Case Nos. 2025-376; and 2024-398

Reason for recusal: hearing officer below


Alpha T. Bailey