

SOUTH CAROLINA RESIDENTIAL BUILDERS COMMISSION

Meeting Minutes

Wednesday, July 8, 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 & Christy Rhyne.

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 7/8/2026 Meeting:

MOTION:

Mr. Bailey made a motion to approve the 7/8/2026 Residential Builders Commission Meeting Agenda with the exception to remove item 7e on the agenda. Ms. Rhyne seconded the motion, which carried unanimously.

Approval /Disapproval of Absent Members:

Earl McLeod was absent.

MOTION:

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

Approval of the Minutes for the 6/10/2026 Meeting:

MOTION:

Mr. Bailey made a motion to approve the 6/10/2026 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:

Travis Hudson

The Commission held an application review regarding Travis Hudson.

Travis Hudson 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 unanimously.

Rami Altwam

The Commission held an application review regarding Rami Altwam.
Rami Altwam 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 Cordoba Morales

Christian Cordoba Morales did not appear. The Commission did not take any action.

Peter Fahmy Sr.

The Commission held an application review regarding Peter Fahmy Sr.
Peter Fahmy Sr. 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, but not unanimously. Ms. Rhyne opposed.

Ethan Satterfield

The Commission held an application review regarding Ethan Satterfield.
Ethan Satterfield 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. Bailey opposed.

Misael Pagan-Diaz

The Commission held an application review regarding Misael Pagan-Diaz.
Misael Pagan-Diaz 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.

Patricia Morrill

The Commission held an application review regarding Patricia Morrill.
Patricia Morrill 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.

Cordreek Staley

The Commission held an application review regarding Cordreek Staley.
Cordreek Staley 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.

Cooper Phillips

The Commission held an application review regarding Cooper Phillips.
Cooper Phillips 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.

Michael Graupner

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

Mason Chapman

The Commission held an application review regarding Mason Chapman.
Mason Chapman 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.

Ethan Warner

The Commission held an application review regarding Ethan Warner.
Ethan Warner 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. Dowd opposed.

Kenneth Griffin

The Commission held an application review regarding Kenneth Griffin.
Kenneth Griffin 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.

Daniel Belfield

The Commission held a hearing to review Daniel Belfield's compliance with a Consent Agreement and whether Mr. Belfield's registration should be reinstated to active status.

Daniel Belfield 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:

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

MOTION:

Mr. Bailey made a motion that Mr. Belfield's registration be reinstated after he makes a \$2000 payment toward the judgment, and then he must thereafter pay \$500 a month toward the judgment and provide proof of payments, or his registration will be suspended. Ms. Rhyne seconded the motion, which carried unanimously.

Rachel Holland

The Commission held an application review regarding Rachel Holland. Rachel Holland 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.

Jeffrey Huskey

The Commission held an application review regarding Jeffrey Huskey. Jeffrey Huskey 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.

Mark Parlier

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

Andrew Power

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

Shanna Mauldin

The Commission held an application review regarding Shanna Mauldin. Shanna Mauldin 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.

Christopher Williford

Christopher Williford did not appear. The Commission did not take any action.

Final Order Hearings:

The Commission held Final Order Hearings for the following cases:

- a. 2019-142
- b. 2024-40 & 2025-250
- c. 2025-174

Mr. Bailey, who served as the hearing officer for cases 2019-142; 2024-40 & 2025-250, and 2025-174, recused himself for those cases.

Standrica Browning #2019-142

Cecelia Donato, 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.

Justin Ainsworth #2024-40 & 2025-250

Cecelia Donato, 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.

Daniel Corley #2025-174

Cecelia Donato, 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.

Reports:

Cecelia Donato, Assistant Disciplinary Counsel, presented the following reports to the Commission:

ODC Status Report

Open Cases – 110; Pending Hearings & Agreements– 36; Pending Closure – 0; Closed since last report (03/25/2026) – 13; Closed Cases 2026 – 61; Appeals - 0

Final Order Hearings Report on Accepted Hearing Officer Recommendations

Mr. Bailey, who served as the hearing officer for cases 2025-221 and 2024-496, recused himself for those cases.

Thomas Jacoby #2025-221

MOTION:

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

#2024-496

MOTION:

Ms. Rhyne made a motion to approve the Hearing Officer Recommendation. Mr. Dowd 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 7/8/2026.

Complaints Received – 504; Active Investigations – 104; Closed Cases – 535

IRC Report

Dismissals – 5; Formal Complaint – 6; Citations – 4; Letter of Caution - 1

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- 36 and Dismissals - 2

MOTION:

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

Commission Executive's Report – Janet Baumberger

None.

Public Comments

Mr. Bailey bid farewell to the Commission as he announced his resignation from his position as a Commission member. The Commission thanked Mr. Bailey for his dedicated service and wished him well in his future endeavors.

Adjournment

Ms. Rhyne 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 1:56 PM.

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

STATEMENT OF RECUSAL

Commission Member Recused: Alpha T. Bailey

Matter(s) recused from at the July 8, 2026 South Carolina Residential Builders Commission Meeting:

Final Order Hearings: Case Nos. 2019-142; 2024-40 & 2025-250; and 2025-174

Reason for recusal: hearing officer below

Final Order Hearings Report on Accepted Hearing Officer Recommendations: Case Nos. 2025-221; and 2024-496

Reason for recusal: hearing officer below


Alpha T. Bailey