

SOUTH CAROLINA RESIDENTIAL BUILDERS COMMISSION

Meeting Minutes

Wednesday, August 12, 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: 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 8/12/2026 Meeting:

MOTION:

Mr. Dowd made a motion to approve the 8/12/2026 Residential Builders Commission Meeting Agenda with the exception to remove items 7i, 7n and 10b on the agenda. Mr. McLeod seconded the motion, which carried unanimously.

Approval /Disapproval of Absent Members:

Christy Rhyne was absent.

MOTION:

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

Approval of the revised Minutes for the 1/14/2026 Meeting:

MOTION:

Mr. Dowd made a motion to approve the revised 1/14/2026 minutes. Mr. McLeod seconded the motion, which carried unanimously.

Approval of the Minutes for the 7/8/2026 Meeting:

MOTION:

Mr. Dowd made a motion to approve the 7/8/2026 minutes. Mr. Graves 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:

Ori Klibansky

Ori Klibansky did not appear. The Commission did not take any action.

Eric O'Sullivan

The Commission held an application review regarding Eric O'Sullivan.

Eric O'Sullivan 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. Mr. Dillard seconded the motion, which carried unanimously.

David Renshaw

David Renshaw did not appear. The Commission did not take any action.

Tyler Buddenborg

The Commission held an application review regarding Tyler Buddenborg.

Tyler Buddenborg 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.

Johnnie Palmer

The Commission held an application review regarding Johnnie Palmer.

Johnnie Palmer 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.

Willem McDowell

The Commission held an application review regarding Willem McDowell.

Willem McDowell 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.

Christian Cordoba Morales

The Commission held an application review regarding Christian Cordoba Morales.

Christian Cordoba Morales 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, but not unanimously. Mr. McLeod opposed.

Davis Heidrich

The Commission held an application review regarding Davis Heidrich.
Davis Heidrich 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, which carried unanimously.

Branson Guest

The Commission held an application review regarding Branson Guest.
Branson Guest appeared before the Commission and was represented by legal counsel.

MOTION:

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

Jody Davidson

The Commission held an application review regarding Jody Davidson.
Jody Davidson 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.

Corey Golding

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

Mr. Dillard recused himself.

MOTION:

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

Brandon Belue

The Commission held an application review regarding Brandon Belue.
Brandon Belue 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.

Joseph Martin

The Commission held an application review regarding Joseph Martin.
Joseph Martin 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.

Dallas Hinkle

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

MOTION:

Mr. Graves made a motion to approve the applicant's Residential Specialty Contractor Registration application. Mr. Dowd seconded the motion, which carried unanimously.

Jaired Humphries

The Commission held an application review regarding Jaired Humphries.
Jaired Humphries 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.

Jariel Coleman

The Commission held an application review regarding Jariel Coleman.
Jariel Coleman 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.

Kristopher Boley

The Commission held an application review regarding Kristopher Boley.
Kristopher Boley 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.

Wesley Funderburk

The Commission held a renewal application review regarding Wesley Funderburk.
Wesley Funderburk appeared before the Commission and was represented by legal counsel.

MOTION:

Mr. Dowd made a motion to approve the applicant's renewal application, subject to the following conditions: (1) he must provide a SLED report for the next two renewal cycles; (2) he must remain compliant with the terms of his probation; and (3) additional condition(s) known to applicant and the Commission. Mr. McLeod seconded the motion, which carried unanimously.

Final Order Hearings:

The Commission held a Final Order Hearing for the case below:

Maurice Benjamin #2025-805

Cecelia Donato, 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.

Reports:

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

Final Order Hearings Report on Accepted Hearing Officer Recommendations

Joshua Mangan #2023-511

MOTION:

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

Bryan Noel #2025-379

MOTION:

Mr. Dillard made a motion to approve the Hearing Officer Recommendation. Mr. Graves 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 **8/12/2026**.

Complaints Received – 617; Active Investigations – 111; Closed Cases – 615

IRC Report

Dismissals – 5; Formal Complaint – 3; Citations – 3; Letter of Caution - 2

MOTION:

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

Resolution Guidelines

Citations- 27 and Dismissals - 1

MOTION:

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

Commission Executive's Report – Janet Baumberger

None.

New Business

a. Election of new Vice-Chair

MOTION:

Mr. McLeod made a motion to elect Mr. Hal Dillard as the new Vice-Chair. Mr. Dowd seconded the motion, which carried unanimously.

b. Revision of Residential Builder Experience Affidavit

Ms. Janet Baumberger, Board Executive, presented the matter to the Commission. She asked guidance regarding the approval of work experience affidavits at staff level when the licensed supervisor selects only “project management” on the affidavit. The Commission discussed potential revisions to the residential builder experience affidavit, and potential revisions to the affidavit will be further discussed at the next meeting.

Public Comments

None.

Adjournment

Mr. Dowd made a motion to adjourn the Residential Builders Commission Meeting. Mr. McLeod seconded the motion, which carried unanimously. The Residential Builders Commission Meeting was adjourned at 2:51 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: Hal Dillard

Matter(s) recused from at the August 12, 2026 South Carolina Residential Builders Commission Meeting:

Application hearing – Corey Golding

Reason for recusal: personal relationship

A black rectangular redaction box covering the signature of Hal Dillard.

Hal Dillard