SOUTH CAROLINA RESIDENTIAL BUILDERS COMMISSION
Meeting Minutes
Wednesday, September 9, 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:

Hal Dillard, 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: Bryan Dowd, James Graves, Christy Rhyne & Earl McLeod.

Hal Dillard, Vice 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 9/9/2026 Meeting:

MOTION:
Ms. Rhyne made a motion to approve the 9/9/2026 Residential Builders Commission Meeting Agenda with the exception to remove item 7h and 10a on the agenda. Mr. Dowd seconded the motion, which carried unanimously.

Approval /Disapproval of Absent Members:

Tim Roberts was absent.

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

Approval of the Minutes for the 8/12/2026 Meeting:

MOTION:
Ms. Rhyne made a motion to approve the 8/12/2026 minutes. Mr. Dowd seconded the motion, which carried unanimously.

Vice Chairman's Remarks:

Hal Dillard 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:

Bradley Dodge
Bradley Dodge did not appear. The Commission did not take any action.

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

Edwardo Snoddy
The Commission held an application review regarding Edwardo Snoddy.
Edwardo Snoddy 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 unanimously.

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

Jacob Coman
The Commission held an application review regarding Jacob Coman.
Jacob Coman 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.

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

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

Ryan Fenn
The Commission held an application review regarding Ryan Fenn.
Ryan Fenn 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, but not unanimously. Mr. McLeod opposed.

Tosh Boyden
The Commission held an application review regarding Tosh Boyden.
Tosh Boyden 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. McLeod seconded the motion, which carried unanimously.

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

Jacob Park
The Commission held an application review regarding Jacob Park.
Jacob Park 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.

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

Richard Jenkins
The Commission held an application review regarding Richard Jenkins.
Richard Jenkins 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. McLeod seconded the motion, which carried unanimously.

Nicholas Hall
The Commission held an application review regarding Nicholas Hall.
Nicholas Hall 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.

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

Final Order Hearings:

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

#2020-666 & 2022-529

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

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. Mr. Dowd seconded the motion, which carried unanimously.

MOTION:
Mr. McLeod made a motion to dismiss the cases. Mr. Dowd seconded the motion, which carried unanimously.

Reports:

Rowland Alston, Assistant Disciplinary Counsel, presented the following report to the Commission:

Final Order Hearings Report on Accepted Hearing Officer Recommendations

Mr. McLeod, who served as the hearing officer for Case 2024-1082, recused himself for that case.

James Gibson #2024-1082

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 **9/9/2026.**

Complaints Received – 730; **Active Investigations – 112**; **Closed Cases – 747**

IRC Report

Dismissals – 5; Formal Complaint – 6; Citations – 1; Letter of Caution - 2

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

Resolution Guidelines

Citations - 22 and Dismissals - 6

MOTION:
Mr. Dowd 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.

New Business

b. Delegation of Authority and Approval for a Commission Member to Replace Al Bailey in Reviewing Work Experience for Possible Staff Level Approval

Janet Baumberger, Board Executive, presented the matter to the Commission. She stated that, in the past, Mr. Bailey had been authorized to review the work experience of applicants who may qualify for possible staff level approval.

MOTION:
Ms. Rhyne made a motion to approve Hal Dillard to replace Al Bailey in reviewing work experience for possible staff level approval in addition to Tim Roberts and Christy Rhyne. Mr. Dowd seconded this motion, which carried unanimously.

c. Delegation of Authority to Vice-Chair for Review and Approval of Owner Builder Waiting Period Waiver Requests

Ms. Janet Baumberger, Board Executive, presented the matter to the Commission.

MOTION:
Mr. Dowd made a motion to delegate authority to the Vice-Chair to review and approve owner builder waiting period waiver requests in addition to the Chair. Ms. Rhyne seconded this motion, which carried unanimously.

Public Comments

Mark Nix, Executive Director of the Home Builders Association, made comments and inquiries regarding additional hearing officers for the Commission, including hearing officer(s) that are not on the Commission, and hearing officer compensation, since Mr. Bailey will be leaving his position as a Hearing Officer.

Mr. Alston also asked, following the Commission's most recent case involving a dismissal, whether the Commission wants the State to continue prosecuting allegations of misconduct when one of the allegations involves a licensed builder using unlicensed subcontractors. Mr. Nix also made comments regarding the use of unlicensed subcontractors. Mr. Dillard indicated that the issue of the use of unlicensed subcontractors should be placed on the agenda for discussion at a future meeting.

Adjournment

Mr. McLeod 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 02:50 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: Earl E. McLeod

Matter(s) recused from at the September 9, 2026 South Carolina Residential Builders Commission Meeting:

Final Order Hearings Report on Accepted Hearing Officer Recommendations: Case No. 2024-1085

Reason for recusal: hearing officer below

[redacted]

Earl E. McLeod