

RESIDENTIAL BUILDERS COMMISSION  
Synergy Business Park  
110 Center view Drive Kingstree Building, Room 108  
Columbia, South Carolina 29210  
Wednesday, July 10<sup>th</sup>, 2019

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

**Called To Order:**

Timothy W. 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, Monte Lemmon, Christy Rhyne, and Hal Dillard.

Timothy W. 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 person, organizations and news media in accordance with §30-4-80 of the South Carolina Freedom of Information Act.

**Approval of Agenda:**

**MOTION:**

Ms. Rhyne made a motion to approve the July 10, 2019 Residential Builders Commission Meeting Agenda. Mr. Lemmon seconded the motion, which carried unanimously.

**Approval of Minutes for the June 12, 2019 Meeting:**

**MOTION:**

Mr. Bailey made a motion to approve the June 12, 2019 meeting minutes. Mr. Lemmon seconded the motion, which carried unanimously.

**Approval /Disapproval of Absent Members:**

Mr. Bryan Dowd was not present at the meeting.

**MOTION:**

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

**Chairman's Remarks:**

*Timothy W. Roberts*

Mr. Roberts reminded everyone that this meeting is being recorded and asked that everyone please speak clearly. Additionally, he advised all applicants and licensees to direct their questions to the chairman of the board.

**Application Reviews:**

Brent J Tatum

The Commission held an application review regarding Brent Tatum. Mr. Tatum appeared before the Commission.

**MOTION:**

Mr. Bailey made a motion to allow Mr. Brent Tatum to sit for the exam. Mr. Lemmon seconded the motion, which did not carry unanimously. Ms. Rhyne opposed.

*Pamela Neal*

The Commission held an application review regarding Mr. Pamela Neal. Mr. Neal appeared before the Commission. Ms. Neal was represented by Mr. Andy Goldsmith, Esq.

**MOTION:**

Mr. Dillard made a motion to approve Ms. Pamela Neal to sit for exam. Ms. Rhyne the motion, which carried unanimously.

*Philip R Vaughan*

The Commission held an application review regarding Mr. Philip Vaughan. Mr. Vaughan appeared before the Commission and waived his right to counsel.

**MOTION:**

Mr. Lemmon made a motion to deny Mr. Vaughan's application at this time due to lack of experience. Mr. Bailey seconded the motion, which carried unanimously.

*Jeremy Busse*

The Commission held an application review regarding Jeremy Busse. Mr. Busse appeared before the Commission and waived his right to counsel.

**MOTION:**

Mr. Dillard made a motion to allow Mr. Busse to sit for the exam. Ms. Rhyne seconded the motion, which carried unanimously.

*John G Smith*

The Commission held an application review regarding Mr. John G Smith. Mr. Smith appeared before the Commission and waived his right to counsel.

**MOTION:**

Mr. Bailey made a motion to allow Mr. Smith to sit for the exam. Mr. Lemmon seconded the motion, which carried unanimously.

*John W Gosnell*

The Commission held an application review regarding John W. Gosnell. Mr. Gosnell appeared before the Commission and waived his right to counsel.

**MOTION:**

Ms. Rhyne made a motion to allow Mr. Gosnell to sit it for the exam. Mr. Dillard seconded the motion, which carried unanimously.

*Mark Warren*

The Commission held an application review regarding Mr. Mark Warren. Mr. Warren appeared before the Commission and was represented by Mr. Bobby Bonds, Esq.

**MOTION:**

Mr. Bailey made a motion to allow Mr. Warren to sit for the exam. Ms. Rhyne on seconded the motion, which carried unanimously.

*Michael R Anderson*

The Commission held an application review regarding Mr. Michael R Anderson. Mr. Anderson appeared before the Commission and waived his right to counsel.

**MOTION:**

Mr. Dillard made a motion to allow Mr. Anderson to sit for the exam. Ms. Rhyne seconded the motion, which did not carry unanimously. Mr. Bailey opposed.

*Clayton D Bowman*

Mr. Clayton D Bowman did not appear before the Commission.

**MOTION:**

No Motions were made.

*Paige L Bird*

The Commission held an application review regarding Paige L. Bird. Ms. Bird appeared before the Commission and waived his right to counsel. She presented a witness, Mr. Mike Knaffle.

**MOTION:**

Mr. Dillard made a motion to allow Ms. Bird to sit for the exam. Mr. Lemmon seconded the motion, which carried unanimously.

*Edrin Wiggins*

The Commission held an application review regarding Mr. Edrin Wiggins. Mr. Wiggins appeared before the Commission and waived his right to counsel.

**MOTION:**

Mr. Bailey made a motion to approve Mr. Wiggins for the specialty registration. Mr. Dillard seconded the motion, which carried unanimously.

*Carlos R. Tamayo-Chavecco*

Mr. Carlos R. Tamayo- Chavecco did not appear before the Commission.

**MOTION:**

No Motions were made.

*Michael Riffert*

The Commission held a hearing regarding Mr. Michael Riffert's reinstatement. Mr. Riffert appeared before the Commission and waived his right to counsel.

**MOTION:**

Mr. Bailey made a motion to enter into executive session for legal advice in regards to Mr. Riffert's request. Ms. Rhyne seconded the motion, which carried unanimously.

**MOTION:**

Mr. Bailey made a motion to exit executive session after receiving legal advice in regards to Mr. Riffert's request. Ms. Rhyne seconded the motion, which carried unanimously.

**MOTION:**

Mr. Bailey made a motion to reinstate the license for Mr. Riffert's under the conditions set forth in the executed Consent Agreement signed on February 4, 2019. Ms. Rhyne seconded the motion, which did not carry unanimously. Mr. Dillard opposed.

**Hearing Officer Recommendation**

*Mr. Zaccheus Lloyd case # 2017-475*

The Board held a Final Order hearing regarding Mr. Zaccheus Lloyd. Mr. Lloyd was not present. Mr. Tim Roberts recused himself due to his service as the hearing officer.

**MOTION:**

Ms. Rhyne made a motion to uphold the Hearing Officer's Recommendation. Mr. Lemmon seconded the motion, which carried unanimously.

**Memorandum of Agreement:**

*Rusty Judy Case# 2017-475*

Mr. Rusty Judy was present. The State was represented by Mr. Kyle Tennis; Esq. Mr. Tennis requested that the Commission accept the Memorandum of Agreement (MOA).

**MOTION:**

Mr. Bailey made a motion to accept the MOA, assess a total fine of \$250.00. Mr. Lemmon seconded the motion which did not carry unanimously. Mr. Dillard opposed.

**Carlton Segars, Kaplan Real Estate Education – request for Home Inspector Course Approval**

**MOTION:**

Mr. Dillard made a motion to approve Kaplan Real Estate Education – request for Home Inspector Course. Ms. Rhyne seconded the motion which carried unanimously.

**Administrator's Remarks:**

The PSI Exams Quarterly statistics report was presented to the Commission.

**ODC Report- Mr. Kyle Tennis, Esq:**

*Kyle Tennis, Attorney of ODC*

Mr. Kyle Tennis presented the ODC report. Mr. Tennis reported the ODC Residential Caseload Statistics.

**Open cases: 186 Pending Actions: 136 Pending ALC hearing: 0 Pending Scheduling: 5  
Citation Appeal: 2 Pending Appeal: 0 Pending Respondent's Agreement: 18 Pending Panel  
Hearing: 4 Pending Board Hearing: 5 Pending New OIE: 6 Pending Board Action: 5 Pending  
Scheduling FOH: 5 Closed Cases\*: 19**

\*from 4/1/2019-7/2/2019

**OIE Report – Mr. Todd Bond:**

*Todd Bond, Chief Investigator of OIE*

Mr. Todd Bond presented the OIE report. Mr. Todd Bond reported the number of investigations today:

**Complaints Received – 415                      Active Investigations – 364  
Closed Cases – 390**

**New Business**

A. Recommendations of IRC

**MOTION:**

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

B. Resolution Guidelines

**MOTION:**

Ms. Rhyne made a motion to approve the IRC Resolution Guidelines. Mr. Lemmon seconded the motion, which carried unanimously.

**Old Business:**

**Public Comments:**

**Date of Next Meeting:**

The next Residential Builders Commission meeting will be held Wednesday, August 14, 2019 in room 108.

**Adjournment:**

Ms. Rhyne made a motion to adjourn the Residential Builders Commission Meeting. Mr. Lemmon seconded the motion, which carried unanimously. The Residential Builders Commission Meeting was adjourned at 1:42 p.m.

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