

RESIDENTIAL BUILDERS COMMISSION  
Synergy Business Park  
110 Centerview Drive Kingstree Building, Room 108  
Columbia, South Carolina 29210  
Wednesday, May 8<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, Bryan Dowd, Christy Rhyne, Hal Dillard and Monte Lemmon

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 May 8th, 2019 Residential Builders Commission Meeting Agenda. Mr. Dowd seconded the motion, which carried unanimously.

**Approval of Minutes for the April 10, 2019 Meeting:**

**MOTION:**

Mr. Bailey made a motion to approve the April 10, 2019 meeting minutes. Mr. Lemmon seconded the motion, which carried unanimously.

**Approval /Disapproval of Absent Members:**

All members present.

**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:**

Walter Caldwell

The Commission held an application review regarding Walter Caldwell. Mr. Caldwell appeared before the Commission.

**MOTION:**

Mr. Dowd made a motion to enter into executive session to receive legal advice. Ms. Rhyne seconded the motion, which carried unanimously.

**MOTION:**

Mr. Bailey made a motion to exit executive session after receiving legal advice. Ms. Rhyne seconded the motion, which carried unanimously.

**MOTION:**

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

*Bess Caldwell*

The Commission held an application review regarding Ms. Bess Caldwell. Ms. Caldwell appeared before the Commission.

**MOTION:**

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

*Brenda Anderson*

The Commission held an application review regarding Brenda Anderson. Ms. Anderson appeared before the Commission and waived her right to counsel.

**MOTION:**

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

*Patrick Lewis*

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

**MOTION:**

Mr. Dowd made a motion to deny Mr. Lewis' application at this time due to lack of experience. Ms. Rhyne seconded the motion, which carried by a majority vote, with Mr. Dillard abstaining.

*Jeff P Bradley*

The Commission held an application review regarding Jeff P. Bradley. Mr. Bradley appeared before the Commission and waived his right to counsel.

**MOTION:**

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

*Jeremy Busse*

Mr. Jeremy Busse did not appear before the Commission.

**MOTION:**

No motions were made.

*Charles C Meyer*

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

**MOTION:**

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

*Morgan Milner*

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

**MOTION:**

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

*William Neuhaus*

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

**MOTION:**

Mr. Dowd made a motion to allow Mr. Neuhaus to sit for the SC Residential Business Management and law exam. Ms. Rhyne seconded the motion, which carried unanimously.

*Alistair Howell-Clark*

The Commission held an application review regarding Mr. Alistair Howell- Clark. Mr. Howell-Clark appeared before the Commission and waived his right to counsel.

**MOTION:**

Ms. Rhyne made a motion to allow Mr. Howell-Clark to sit for the exam. Mr. Dowd seconded the motion, which carried unanimously.

Mr. Bryan Dowd recused himself from the Jonathan Chandler hearing.

*Jonathan Chandler*

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

**MOTION:**

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

Mr. Bryan Dowd returned to the meeting.

**Final Order Hearings:**

*Mr. Kevin Auberry case#2017-428*

The Board held a Final Order hearing regarding Mr. Kevin Auberry. Mr. Auberry was not present. Mr. Timothy Roberts recused himself from the hearing due to his service as the hearing officer.

**MOTION:**

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

Mr. Roberts returned to the meeting.

*Mr. Byron Hodges case# 2016-254*

The Board held a Final Order hearing regarding Mr. Byron Hodges. Mr. Hodges was not present.

**MOTION:**

Mr. Bailey made a motion to adopt the Hearing Officer's Recommendation. Mr. Lemmon seconded the motion, which carried unanimously.

*Mr. Waldemar Perez case # 2017-552*

The Board held a Final Order hearing regarding Mr. Waldemar Perez. Mr. Perez was not present.

**MOTION:**

Mr. Bailey made a motion to adopt the Hearing Officer's Recommendation and authorize a bond claim to the homeowners in the amount of \$15,000. Mr. Dillard seconded the motion, which carried unanimously.

**Memorandum of Agreement:**

*Josiah M. Howard Case no 2018-307*

Mr. Josiah M. Howard 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 and assess a total fine of \$1,000.00 to be paid within 90 days from the date of the final order. Mr. Dillard seconded the motion which carried unanimously.

**Administrator's Remarks:**

**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 – 277**

**Active Investigations – 222**

**Closed Cases – 313**

**New Business**

A. Recommendations of IRC

**MOTION:**

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

B. Resolution Guidelines

**MOTION:**

Mr. Bailey made a motion to approve the IRC Resolution Guidelines. Mr. Dowd seconded the motion, which carried unanimously.

**Old Business:**

**Public Comments:**

**Date of Next Meeting:**

The next Residential Builders Commission meeting will be held Wednesday, June 12<sup>th</sup>, 2019 in room 108.

**Adjournment:**

Mr. Dowd 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 1:08 p.m.

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