

RESIDENTIAL BUILDERS COMMISSION  
Synergy Business Park  
110 Centerview Drive Kingstree Building, Room 108  
Columbia, South Carolina 29210  
Wednesday, November 14, 2018

**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: Bryan Dowd, Christy Rhyne, Monte Lemmon, Hal Dillard, and Al Bailey.

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

**Approval of Agenda:**

**MOTION:**

Mr. Bailey made a motion to approve the November 14, 2018 Residential Builders Commission Meeting Agenda. Mr. Dowd seconded the motion, which carried unanimously.

**Approval of Minutes for the October 10, 2018 Meeting:**

**MOTION:**

Mr. Dowd made a motion to approve the October 10, 2018 meeting minutes. Ms. Rhyne seconded the motion, which carried unanimously.

**Approval /Disapproval of Absent Members:**

All Members were 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.

**Disclosure Statement Waiver Request:**

*Lacey Love*

The Commission held a hearing regarding Ms. Love's request for a waiver of the disclosure statement under the owner/builder exemption. Ms. Love appeared before the Commission and waived her right to counsel.

**MOTION:**

Mr. Dillard made a motion to approve Ms. Lacey Love's request for a waiver. Mr. Lemmon seconded the motion, which carried unanimously.

*Linda Cottrell*

The Commission held a hearing regarding Ms. Linda Cottrell's request for a waiver of the disclosure statement under the owner/builder exemption. Ms. Cottrell appeared before the Commission and waived her right to counsel.

**MOTION:**

Mr. Dillard made a motion to approve Ms. Linda Cottrell's request for a waiver. Mr. Lemmon seconded the motion, which carried unanimously.

**Application Reviews:**

*Brandon Eich*

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

**MOTION:**

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

*Leonard Cox*

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

**MOTION:**

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

*Gregory Mancini Jr.*

The Commission held an application review regarding Gregory Mancini Jr. Mr. Mancini appeared before the Commission and waived his right to counsel.

**MOTION:**

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

*Roger Decelles*

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

**MOTION:**

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

*Paul D Gray*

The Commission held an application review regarding Paul D Gray. Mr. Gray appeared before the Commission and waived his right to counsel.

**MOTION:**

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

*James Bloxton Williams*

Mr. James Williams did not appear before the Commission.

**MOTION:**

No motion were made.

*Petr Napechnik*

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

**MOTION:**

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

*Tyler Whitmire*

The Commission held an application review regarding Mr. Tyler Whitmire. Mr. Whitmire appeared before the Commission and waived his right to counsel. He presented a witness, Mr. Jimmy Whitmire.

**MOTION:**

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

*Zedric Knox*

Mr. Zedric Knox did not appear before the Commission.

**MOTION:**

No motions were made.

*Michael Cooper Jr*

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

**MOTION:**

Mr. Bailey made a motion to approve Mr. Cooper to sit for the exam. Ms. Rhyne seconded the motion, which carried unanimously.

*Daniel Brown*

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

**MOTION:**

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

*Joshua S. Durham*

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

**MOTION:**

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

*James E Taylor*

The Commission held an application review regarding Mr. James E Taylor. Mr. Taylor appeared before the Commission and waived his right to counsel.

**MOTION:**

Mr. Bailey made a motion to approve Mr. Taylor's specialty registration. Mr. Lemmon seconded the motion, which carried unanimously.

*Foster Gadsen III*

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

**MOTION:**

Mr. Dowd made a motion to approve Mr. Gadsen's Specialty Registration with the condition that he carry a \$5,000 bond at all times and comply with terms of his probation. Ms. Rhyne seconded the motion, which carried unanimously.

*Jose C. Calle*

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

**MOTION:**

Mr. Dillard made a motion to enter into executive session to receive legal advice regarding Mr. Calle's application. Mr. Dowd seconded the motion, which carried unanimously.

**MOTION:**

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

**MOTION:**

Mr. Bailey made a motion to deny Mr. Calle's application based on lack of experience in residential building. Mr. Dillard seconded the motion, which carried unanimously.

*Marcin J Bozalek*

The Commission held an application review regarding Mr. Marcin J Bozalek. Mr. Bozalek appeared before the Commission and waived his right to counsel.

**MOTION:**

Mr. Bailey made a motion to deny Mr. Bozalek's application due to lack of experience in all aspects of residential building. Mr. Lemmon seconded the motion, which carried unanimously.

*Steven W Johnson*

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

**MOTION:**

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

*Zachary Greenawalt*

*Mr. Greenawalt did not appear before the Commission.*

**MOTION:**

No motions were made.

*Evan G Twaddle*

The Commission held an application review regarding Mr. Evan G Twaddle. Mr. Twaddle appeared before the Commission and waived his right to counsel. He presented a witness Mr. Thomas Laming,

**MOTION:**

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

*Christopher J Langdale*

The Commission held an application review regarding Mr. Christopher J Langdale. Mr. Langdale appeared before the Commission and waived his right to counsel.

**MOTION:**

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

*Garen P Griffin*

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

**MOTION:**

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

*Patricio Loor*

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

**MOTION:**

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

*William C Nicholson*

Mr. Nicholson did not appear before the Commission.

**MOTION:**

No motions were made.

*Douglas B Carone*

The Commission held an application review regarding Mr. Douglas B Carone. Mr. Carone appeared before the Commission and waived his right to counsel.

**MOTION:**

Mr. Bailey made a motion to approve Mr. Carone's specialty registration. Mr. Dowd seconded the motion, which did not carry unanimously. Mr. Lemmon and Mr. Dillard opposed.

*Melton Macklen*

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

**MOTION:**

Mr. Dillard made a motion to enter into executive session to receive legal advice regarding Mr. Macklen's application. Mr. Dowd seconded the motion, which carried unanimously.

**MOTION:**

Mr. Dowd made a motion to exit executive session after receiving legal advice regarding Mr. Macklen's application. Mr. Bailey seconded the motion, which carried unanimously.

**MOTION:**

Mr. Dillard made a motion to allow Mr. Macklen to renew his license with condition that he supplies a current credit report and credit report at the next two renewals. Mr. Rhyne seconded the motion, which carried unanimously.

*Tommy Wilson*

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

**MOTION:**

No motions were made

- Mr. Dowd had to leave the meeting at 3 pm.

*Clyde McNeill*

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

**MOTION:**

Mr. Bailey made a motion to approve Mr. McNeill's application upon compliance with payment agreement. Mr. Dillard seconded the motion, which carried unanimously.

**Final Order Hearings:**

*Mr. Charles B Wilson case # 2017-473*

The Board held a Final Order hearing regarding Mr. Charles B Wilson.

**MOTION:**

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

**Administrator's Recommendation for Bond Claim**

*Terrence D. Manigo case no 2016-444*

The Commission held a hearing regarding the administrator's recommendation for bond claim. Mr. Manigo was present and was represented by Counsel, Mr. Darryl Caldwell.

Motion:

Mr. Bailey made a motion to approve the administrator's recommendation for bond claim. Mr. Lemmon seconded the motion, which carried unanimously.

**Administrator's Remarks:**

No remarks made.

**OIE Report – Mr. Todd Bond:**

*Todd Bond, Chief Investigator of OIE*

Mr. Todd Bond, presented the OIE report.

The number of investigations totals from January 1, 2018 of November 14, 2018:

**Complaints Received – 712**

**Active Investigations – 221**

**Closed Cases –696**

**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:**

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

**Old Business:**

**Public Comments:**

**Date of Next Meeting:**

The next Residential Builders Commission meeting will be held Wednesday, December 12, 2018 in room 108.

**Adjournment:**

Mr. Lemmon made a motion to adjourn the Residential Builders Commission Meeting. Mr. Dillard seconded the motion, which carried unanimously. The Residential Builders Commission Meeting was adjourned at 3:17 p.m.

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