

MINUTES

A video teleconference meeting of the Alabama Real Estate Commission was held April 23, 2020 based in Montgomery, Alabama.

The meeting, having been duly noticed according to the Alabama Open Meetings Act, was called to order by Chairman Danny Sharp at 9:00 a.m.

Chairman Sharp expressed his appreciation to the Commission's Information Technology Division for their excellent work in preparing and executing the video teleconference meeting.

Chairman Sharp called the roll and the following Commissioners indicated their presence with a spoken "present": Vice Chairman Carole Harrison; Commissioners Emmette Barran, Reid Cummings, Melody Davis, Joyce Harris, Terri May, Susan Smith, Bill Watts and Chairman Danny Sharp. A quorum was declared.

Commission staff members in attendance included Executive Director Patricia Anderson, Assistant Executive Director Teresa Hoffman, Chief Policy Officer Vaughn Poe, General Counsel Starla Van Steenis, Commission Counsel Mandy Speirs, Investigator Marshall Simons, Public Relations Director Vernita Oliver-Lane, Public Relations Specialist Lori Moneyham, Education Director Ryan Adair, Education Specialists David Bowen, Julie Norris and Pam Oates, Education Assistant Nancy Williamson, Accounting and Personnel Director Molli Jones, Information Technology Director Brett Scott, Information Technology Systems Specialists Steven Brown and Codey Cherry, Information Technology Programmer Analyst Eric Aldridge, Information Technology Programmer Will Perkins, Licensing Director Anthony Griffin, Licensing Specialists Edward Arrington and Pam Taylor and Executive Assistant Barbi Lee.

Members of the public also participated in the video teleconference.

Commissioner Cummings made a motion to approve the minutes from the February 20, 2020 Commission meeting. Commissioner Barran seconded the motion and it passed unanimously 9-0.

Vice Chairman Harrison made a motion to approve the minutes from the April 2, 2020 Special Called Commission teleconference meeting. Commissioner May seconded the motion and it passed unanimously 9-0.

Executive Director Patricia Anderson presented the February and March 2020 financial reports. She gave Commissioners an update on revenues and expenditures in the operating and recovery fund accounts. Ms. Anderson explained there are additional payments to be made from the Recovery Fund. Commissioners were reminded to file their Statement of Economic Interests forms with the Alabama Ethics Commission before April 30, 2020.

At 9:16 a.m. the Chairman asked for the privilege of the floor.

“It is with utmost respect, admiration, and appreciation on one hand, and with extreme sadness on the other that we come to this Thursday, April 23, 2020 and to this part of today’s agenda whereby we must acknowledge and accept that Executive Director Pat Anderson is retiring and this is the last meeting she will be sharing with us in her official capacity. Whereas we will be honoring her in a more just and deserved manner at the very first opportunity to meet in person in the Commission chambers, including a time where former and current staff and commissioners can show and voice their appreciation, I do want to say a word on behalf of Vice Chair Harrison, former Chairman Watts, and all the commissioners...

Pat, we love you. And we thank you for 43 years of devoted, loyal service to the Alabama Real Estate Commission. Video conferencing is not the avenue worthy of the moment, and to merely say thanks is not anywhere near sufficient to describe our heartfelt emotion, but here we are. So Pat, please accept this small gesture of what we really feel as we stand applaud you as our valued friend.”

Ms. Anderson expressed appreciation for the recognition and conveyed how much she has enjoyed working with Commissioners, staff, industry and consumers. She further stated how much she looks forward to celebrating her retirement with Commissioners and staff at a later date.

COMMISSIONER DISCUSSION

Chairman Sharp discussed the interview process for the Executive Director position beginning May 1, 2020. The job announcement was placed on the State of Alabama Personnel Department’s website and the Association of Real Estate License Law Officials (ARELLO®) website. Applications were received through April 3, 2020. Chairman Sharp, Vice Chairman Harrison and Commissioner Barran interviewed the following individuals: Jonathan Barganier, Jr., Vaughn Poe, Malcolm Young, Scott Zarazee, Brad Owen and Katrina Hunter. This field of six was cut to two and Jon Barganier, Jr. and Vaughn Poe received second interviews.

Vice Chairman Harrison made a motion to hire Vaughn Poe as Executive Director effective May 1, 2020. Commissioner Barran seconded the motion and it passed unanimously 9-0 by roll call vote as follows: Vice Chairman Harrison – Yay, Commissioner Watts – Yay, Commissioner Cummings – Yay, Commissioner Barran – Yay, Commissioner Smith – Yay, Commissioner Harris – Yay, Commissioner Davis – Yay, Commissioner May – Yay and Chairman Sharp – Yay.

Commissioner Cummings recommended that language be drafted for Commissioners’ approval giving staff the authority to approve extensions of deadlines for taking exams since COVID-19 has exam sites closed. All Commissioners concurred and the language will be presented at the May 21, 2020 meeting.

NOT APPEARINGS

Request for Approval of Rule Amendment, Rule 790-X-1-.11 – Course Content for Continuing Education

Education Director Ryan Adair presented the proposed change to Rule 790-X-1-.11, which will change the required continuing education from 6 hours of Risk Management to 3 hours of Risk Management beginning October 1, 2020. A public hearing will be held at the June 25, 2020 Commission meeting and written comments will be accepted until July 3. Final adoption of the rule will be voted on at the July 23, 2020 Commission meeting. Commissioner Watts made a motion to approve the rule change as presented for filing. Commissioner Cummings seconded the motion and it passed unanimously 9-0.

Request to Approve Extension of 90-Day Deadline for June Broker, Reciprocal Broker and Reciprocal Salesperson Examinees to October 1, 2020

Licensing Director Anthony Griffin reminded the Commissioners that 2020 is a renewal year for all licensees. Since 2002, Commissioners have approved this requested extension for the stated licensees. Upon discussion of the request to approve a 30-day extension of the 90-day deadline for June Broker, Reciprocal Broker and Reciprocal Salesperson examinees to October 1, 2020, Vice Chairman Harrison made a motion to extend the deadline for the June examinees. Commissioner Smith seconded the motion and it passed unanimously 9-0.

Lawrence Hicks, Application for Real Estate Salesperson Temporary License, I-19,129

Upon review of the request and application submitted by Mr. Hicks for his real estate salesperson temporary license, Commissioner Cummings made a motion to approve his application. Commissioner Barran seconded the motion and it passed 8-1 with Vice Chairman Harrison voting against the motion.

Laqueta Williams, Application for Determination of Licensing Eligibility, I-19,120

Upon review of the request and application submitted by Ms. Williams for her determination of licensing eligibility, Commissioner Watts made a motion to approve her application and use the letter from DHR as proof of payment of all fees and fines. Commissioner Cummings seconded the motion and it passed unanimously 9-0.

Gail M. Bernard, Hardship Request for Extension of Deadline to Renew Lapsed Broker's License, Licensing File LC2020-005

Upon review of the hardship request from Ms. Bernard to renew her lapsed broker's license, Commissioner Smith made a motion to approve her request. Commissioner Watts seconded the motion and it passed unanimously 9-0.

Teresa P. Collins, Hardship Request for Extension of Deadline to Renew Lapsed Salesperson License, Licensing File LC2020-004

Upon review of the hardship request from Ms. Collins to renew her lapsed salesperson license, Commissioner Smith made a motion to approve her request. Commissioner Davis seconded the motion and it passed unanimously 9-0.

Raymond L. Harris, Hardship Request for Extension of Deadline to Renew Lapsed Broker's License, Licensing File LC2020-006

Upon review of the hardship request from Mr. Harris to renew his lapsed broker's license, Commissioner Smith made a motion to approve his request. Commissioner Barran seconded the motion and it passed unanimously 9-0.

Brooke Roney, Hardship Request for Extension of Deadline to Renew Lapsed Salesperson License, Licensing File LC2020-012

Upon review of the hardship request from Ms. Roney to renew her lapsed salesperson license, Commissioner Barran made a motion to approve her request. Commissioner Watts seconded the motion and it passed unanimously 9-0.

Katherine R. Sanders, Hardship Request for Extension of Deadline to Renew Lapsed Salesperson License, Licensing File LC2020-013

Upon review of the hardship request from Ms. Sanders to renew her lapsed salesperson license, Commissioner Cummings made a motion to approve her request. Commissioner Smith seconded the motion and it passed unanimously 9-0.

Lori Price, Request for Extension of the Deadline to Pass the Salesperson License Examination, Education File ED2020-005

Upon review of the request from Ms. Price for an extension of the deadline to pass the salesperson license examination, Commissioner Smith made a motion to grant a 90-day extension. Commissioner Cummings seconded the motion and it passed unanimously 9-0.

Confirm May Meeting Date and Location for the Record: May 21, 2020, 9:00 a.m. in Montgomery, Alabama

Commissioner Watts made a motion to confirm the May meeting for May 21, 2020 at 9:00 a.m. in Montgomery, Alabama. Commissioner Cummings seconded the motion and it passed unanimously 9-0.

Confirm June Meeting Date and Location for the Record: June 25, 2020, 9:00 a.m. in Mobile, Alabama

Based on the inability of University of South Alabama to host and provide adequate meeting space for the Commission due to COVID-19, Commissioner Cummings made a motion to

confirm the June 25 meeting date and move the location to Montgomery, Alabama. Commissioner Watts seconded the motion and it passed unanimously 9-0.

Next Commission Meeting: Thursday, May 21, 2020, 9:00 a.m. in Montgomery, Alabama

There being no further business, Commissioner Davis made a motion to adjourn the meeting at 10:02 a.m. Commissioner Smith seconded the motion and it passed unanimously 9-0 by voice vote.

Done this 23rd day of April 2020.

/s/ Danny Sharp

Danny Sharp, Chairman

/s/ Barbi Lee

Barbi Lee, Recording Secretary

NOTE: These minutes are not deemed final until approved by the Commission at their next meeting on May 21, 2020.