

MINUTES

A meeting of the Alabama Real Estate Commission was held September 24, 2020 at the offices of the Alabama Real Estate Commission, 1201 Carmichael Way, Montgomery, Alabama. This meeting was also available by video teleconference (VTC).

The meeting, having been duly noticed according to the Alabama Open Meetings Act, was called to order by Chairman Danny Sharp at 8:30 a.m.

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, Susan Smith, Bill Watts and Chairman Danny Sharp. A quorum was declared. Commissioner Watts actively participated via VTC during the meeting. Commissioner Terri May was absent with notice.

Commission staff members in attendance or participating via VTC were Executive Director Vaughn Poe; Assistant Executive Director Teresa Hoffman; General Counsel Starla Van Steenis, Investigators K.C. Baldwin, David Erfman, Rickey Fennie and Marshall Simons; Communications and Public Relations Director Vernita Oliver-Lane; Communications and Public Relations Specialist Lori Moneyham; Communications and Public Relations Assistant La'Tanya Knight; Education Director Ryan Adair; Education Specialists David Bowen, Julie Norris and Pam Oates; Accounting and Personnel Director Molli Jones; Accountants Pam Garner and Hattie Thomas; Auditors Denise Blevins, Anthony Brown and Vickie Shackelford; Information Technology Director Brett Scott; Information Technology Systems Specialists Steven Brown and Codey Cherry; Information Technology Programmer Analyst Eric Aldridge; Information Technology Programmer Analyst Associate Will Perkins; Licensing Director Anthony Griffin; Licensing Assistant Pam Taylor and Executive Assistant Barbi Lee. The Hearing Officer was Jim Hampton. Also in attendance was former Executive Director, Patricia Anderson.

Members of the public also attended via video teleconference.

Chairman Sharp recognized former Executive Director Patricia Anderson and read a resolution commending Ms. Anderson for her 43 years of service to the Alabama Real Estate Commission. Chairman Sharp also read a proclamation from Governor Kay Ivey congratulating Ms. Anderson on her retirement, which became effective May 1, 2020. Vice Chairman Harrison made a motion that the resolution honoring the distinguished service of Patricia Anderson be spread upon the minutes of the September 24, 2020 meeting. Commissioner Smith seconded the motion and it passed unanimously 8-0. In an unanimous motion, second and approval by all Commissioners, a plaque was unveiled renaming the Commission Hearing Room for Ms. Anderson. It reads, "Dedicated to Pat Anderson upon her retirement from the Alabama Real Estate Commission after 43 years of exemplary service and appreciation for her unselfish devotion to Commissioners and staff from this day forward, these Commission Chambers shall be known as the Patricia Anderson Room."

Vice Chairman Harrison recognized Chairman Danny Sharp and read a resolution commending Commissioner Sharp for his 10 years of service to the Alabama Real Estate Commission. Commissioner Cummings made a motion that the resolution honoring the distinguished service of Commissioner Danny Sharp be spread upon the minutes of the September 24, 2020 meeting. Commissioner Barran seconded the motion and it passed unanimously 8-0.

Vice Chairman Harrison made a motion to approve the minutes from the August 20, 2020 Commission meeting. Commissioner Barran seconded the motion and it passed unanimously 8-0.

Executive Director Vaughn Poe expressed his appreciation to Commissioners for their participation in recognizing and honoring Ms. Patricia Anderson upon her retirement. He presented the August 2020 financial reports and gave Commissioners an update on revenues and expenditures in the operating and recovery fund accounts. He also shared with Commissioners that staff members are, generally, doing well. However, some families have suffered loss and some have suffered illness. Mr. Poe reported that precautions were being taken to protect everyone.

Mr. Poe advised Commissioners that 29,000 renewals had been received with 27,000 of those processed online. Seven percent of current licensees have not renewed. He stated that continuing education numbers were not impressive and there seems to still be confusion between the CE deadline of December 31, 2020 and the license renewal deadline of August 31, 2020.

Director Poe announced that Attorney Zackery Burr will be joining the legal division on October 1, 2020. Mr. Burr is transferring from the Alabama Department of Human Resources.

Mr. Poe concluded by recognizing that the Annual ARELLO® Conference was currently happening and that some staff and Commissioners were fitting that attendance into this week as well.

COMMISSIONER DISCUSSION

Commissioner Barran made a motion that Commissioners conduct disciplinary hearing disposition discussions in an Open Meeting. Commissioner Cummings seconded the motion and it passed unanimously 8-0.

HEARINGS

Thomas James Haslet, Application for Determination of Licensing Eligibility, Investigative File I-20,082

Upon discussion of the evidence and testimony presented in the matter regarding his application for determination of licensing eligibility, Commissioner Smith made a motion to approve his application. Commissioner Cummings seconded the motion and it passed unanimously 8-0.

Commissioner Smith temporarily left the meeting after the first hearing was completed at 9:50 a.m.

Tamika Bailey, Application for Determination of Licensing Eligibility, Investigative File I-20,091

Upon discussion of the evidence and testimony presented in the matter regarding Ms. Bailey's application for determination of licensing eligibility, Commissioner Cummings made a motion to deny her application. Commissioner Barran seconded the motion and it passed unanimously 7-0.

Henry Blevins, Application for Temporary Salesperson License, Investigative File I-20,119

Commissioner Harris recused herself.

Upon discussion of the evidence and testimony presented in the matter regarding Mr. Blevins's application for a temporary salesperson license, Commissioner Cummings made a motion to approve his application. Commissioner Davis seconded the motion and it passed unanimously 6-0.

Lonnie Cowan, Application for Salesperson Reciprocal License, Investigative File I-20,098

Upon discussion of the evidence and testimony presented in the matter regarding Mr. Cowan's application for a salesperson reciprocal license, Commissioner Cummings made a motion to approve his application. Commissioner Barran seconded the motion and it passed unanimously 7-0.

Makeda Harris, Application for Determination of Licensing Eligibility, Investigative File I-20,112

Commissioner Watts recused himself.

Upon discussion of the evidence and testimony presented in the matter regarding Ms. Harris's application for determination of licensing eligibility, Commissioner Barran made a motion to deny her application. Commissioner Cummings seconded the motion and it passed unanimously 6-0.

Katie Hudson, Application for Determination of Licensing Eligibility, Investigative File I-20,113

Commissioner Smith returned at 11:06 a.m. just prior to this hearing and participated.

Upon discussion of the evidence and testimony presented in the matter regarding Ms. Hudson's application for determination of licensing eligibility, Vice Chairman Harrison made a motion to deny her application. Commissioner Harris seconded the motion and it passed unanimously 8-0. Commissioners asked that Ms. Hudson be encouraged to reapply.

Cornel Bryant, Application for Determination of Licensing Eligibility, Investigative File I-20,122

Upon discussion of the evidence and testimony presented in the matter regarding Mr. Bryant's application for determination of licensing eligibility, Commissioner Cummings made a motion to approve his application. Commissioner Barran seconded the motion and it passed unanimously 8-0.

NOT APPEARINGS

Datarius Montez Evans, Sr., Application for Temporary Salesperson License, Investigative File I-20,110

Upon review of the request from Mr. Evans regarding his application for a temporary salesperson license, Vice Chairman Harrison made a motion to approve his application. Commissioner Smith seconded the motion and it passed unanimously 8-0.

Request for Declaratory Ruling – Mortgage Broker Referral Payments

Chairman Sharp acknowledged the request and stated the matter would be taken up at a later date.

Confirm November Meeting Date and Location for the Record: November 19, 2020, 9:00 a.m. in Montgomery, Alabama

Commissioner Cummings made a motion to confirm the November meeting for November 19, 2020 at 9:00 a.m. in Montgomery, Alabama. Vice Chairman Harrison seconded the motion and it passed unanimously 8-0. A determination will be made as to an in-person meeting or video teleconference.

Next Commission Meeting: Thursday, October 22, 2020, 9:00 a.m. in Montgomery.

There being no further business, Commissioner Barran made a motion to adjourn the meeting at 11:34 a.m. Vice Chairman Harrison seconded the motion and it passed unanimously 8-0.

Done this 24th day of September 2020.

Danny Sharp, Chairman

Barbi Lee, Recording Secretary