

MINUTES

A meeting of the Alabama Real Estate Commission was held February 19, 2026, at the office of the Alabama Real Estate Commission, 1201 Carmichael Way, Montgomery, Alabama.

The meeting, having been duly noticed in accordance with the Alabama Open Meetings Act, was called to order by Commission Chair Betsy Echols at 9:00 a.m.

Chair Echols called the roll, and the following Commissioners indicated their presence with a spoken "present": Commissioners Kim M. Barelare, Emmette Barran, Jimmie Ann Campbell, James L. Dye, Betsy Echols, Randy McKinney, Deborah Lucas Robinson, and Juanita Taggart Jones. Commissioner Terri C. May was absent with notice. A quorum was declared.

Commission staff members in attendance for all or part of the meeting were Executive Director Dr. Vaughn T. Poe, Assistant Executive Director Wendy Mae Alkire, General Counsel Starla Leverette, Assistant Attorney General Zack Burr, Assistant Attorney General Serena Cronier Grayson, Investigators Marshall Simons, Rickey Fennie and K.C. Baldwin, Legal Assistants Angie Kidd and Debbie Wood, Education Director Ryan Adair, Licensing Director Anthony Griffin, Accounting Director Jason Clifton, Communications and Public Relations Director Lori Fennie, Executive Assistant Amber Moore, and Information Technology Systems Administrator Chris Prestridge. The Hearing Officer was Jim Hampton.

The Pledge of Allegiance was recited in unison.

APPROVAL OF THE MINUTES

Chair Echols asked for a motion to approve the minutes of the January 15, 2026, Commission meeting. Commissioner Barelare made a motion to approve the minutes of the January 15, 2026, meeting. Commissioner Campbell seconded the motion, and the motion passed unanimously 8-0-0.

COMMISSIONER DISCUSSION

Terrelle Major and Amanda Adams, representing the Alabama Real Estate Educators Association (AREEA), addressed the Commissioners. They expressed their appreciation for the Commission and for the ongoing cooperative relationship between the Commission and AREEA. Ms. Adams said AREEA's membership is excited about the changes coming in 2028 and hopes to have the first draft of new course materials ready in March 2026. Ms. Major, president elect of the Greater Alabama MLS, reported that 80% of MLS members have renewed their membership for 2026.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Dr. Vaughn T. Poe introduced Debbie Wood. Ms. Wood joined the Commission's Legal Division in December 2025 as an administrative assistant for the audit team. He reported that the Commission is in the process of filling other vacancies, as Assistant Attorney General Serena Cronier Grayson and Legal Assistant Angie Kidd have accepted positions at other state agencies.

Director Poe reminded Commissioners that 2026 is a license renewal year, and that the staff is actively preparing for the renewal cycle.

Director Poe reported that the January 2026 finances are intact. There have been no Recovery Fund payouts over the past 30 days. The amount paid to other state agencies for FY 2026 is \$271,132.50. Accounting

Director Jason Clifton added that revenues and expenses are on track for the fiscal year, with revenues being 18 percent higher than projected and expenditures being 6 percent less than projected.

Director Poe reported that the Commission has issued 42,485 total licenses, and there are currently 36,800 unique individuals licensed. The growth rate is currently 7.7 new license applications per day, with 240 total new licenses issued in January.

There are currently 702 total education licenses (684 active and 18 inactive) issued, consisting of instructors, administrators, and schools. In January, the education auditors conducted audits of two schools, two CE courses, and one salesperson prelicense course. In addition, the education team held new instructor orientation on February 5-6, 2026.

In January, the legal auditors performed eight company audits and one assistance visit. The Commission continues to prioritize and schedule companies that have not been audited in more than three years.

General Counsel Starla Leverette hosted *Briefly Legal* on February 18, 2026. More than 90 attendees tuned in virtually to hear her review of the 2026 law changes. The next *Briefly Legal* will be held on May 7, 2026.

Director Poe concluded his report by reminding Commissioners of 2026 events for the Association of Real Estate License Law Officials (ARELLO). The Mid-Year Meeting is scheduled for April in Louisville, Kentucky, and the Annual Conference is scheduled for September in Maui, Hawaii.

HEARINGS – 9:30 a.m. Docket

Alabama Real Estate Commission VS. Christian Nicole Ivey, Case Number 24-309

Christian Nichole Ivey, Associate Broker, Clanton, Alabama was charged on **Count 1** for violating *Code of Alabama, 1975, Section 34-27-36(a)(26)* by engaging in conduct which constitutes or demonstrates dishonest dealing, bad faith, or untrustworthiness.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Campbell made a motion to find Ms. Ivey guilty on **Count 1** and to impose a fine of \$250. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 8-0-0.

Verenetta Johnson – Application for Real Estate Temporary Salesperson License, Case Number 26-111

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barran made a motion to approve Ms. Johnson’s application. Commissioner Barelare seconded the motion, and the motion passed unanimously 8-0-0.

Alabama Real Estate Commission VS. Anna Calhoun, Case Number 24-473

Anna Calhoun, Salesperson, Centreville, Alabama was charged on **Count 1** for violating *Code of Alabama, 1975, Section 34-27-36(a)(26)* by engaging in conduct which constitutes or demonstrates dishonest dealing, bad faith, or untrustworthiness.

Upon discussion of the evidence and testimony presented in this matter, Assistant Attorney General Zack Burr advised Commissioners that the case had been dismissed.

Nicholas Adam Selby – Application for Real Estate Temporary Salesperson License, Case Number 26-070

Upon discussion of the evidence and testimony presented in this matter, Commissioner Dye made a motion to approve Mr. Selby’s application. Commissioner Barelare seconded the motion, and the motion passed 7-1-0 with Commissioner Barran voting against the motion.

Alabama Real Estate Commission VS. Eluxe Realty Group and Ellis Foster Jr., Case Number 25-430

Commissioner Lucas Robinson recused herself from this hearing. She vacated the room during the hearing and did not participate in deliberations or voting on this matter.

Eluxe Realty Group, Company, Mobile, Alabama was charged on **Count 1** for violating *Code of Alabama, 1975, Section 34-27-36(a)(19)* in that it disregarded any rule, regulation, or order of the Commission by failing, in accordance with Administrative Rule 790- X-2-.07, to identify the place of business with a sign which sets out the name of the company as licensed with the Commission; on **Count 2** for violating *Code of Alabama, 1975, Section 34-27-36(a)(19)* by failing, in accordance with *Code of Alabama, 1975, Section 34-27-35(a)* to publicly display any license certificates at the address which appeared on the license certificates; and on **Count 4** for violating *Code of Alabama, 1975, Section 34-27-36 (a)(1)* in that it procured a license, for itself or another, by fraud, misrepresentation, or deceit, or by making a material misstatement of fact in an application for a license.

Ellis Foster Jr., Qualifying Broker, Mobile, Alabama was charged on **Count 3** for violating *Code of Alabama, 1975, Section 34-27-36(a)(19)* in that he disregarded any rule, regulation, or order of the Commission, and on **Count 4** for violating *Code of Alabama, 1975, Section 34-27-36(a)(1)* in that he procured a license, for himself or another, by fraud, misrepresentation, or deceit, or by making a material misstatement of fact in an application for a license.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barran made a motion to find Eluxe Realty Group guilty on **Count 1** and to impose a fine of \$250. Commissioner Taggart Jones seconded the motion, and the motion passed 7-0-1, with Commissioner Lucas Robinson abstaining. On **Count 2**, Commissioner Barran made a motion to find Eluxe Realty Group guilty and to impose a fine of \$250. Commissioner Campbell seconded the motion, and the motion passed 7-0-1, with Commissioner Lucas Robinson abstaining. On **Count 3**, Commissioner Barran made a motion to find Mr. Foster guilty and to impose a fine of \$250. Commissioner Dye seconded the motion, and the motion passed 7-0-1, with Commissioner Lucas Robinson abstaining. On **Count 4**, Commissioner Barran made a motion to find Eluxe Realty Group and Mr. Foster guilty and to impose a fine of \$250 each. Commissioner McKinney seconded the motion, and the motion passed 7-0-1, with Commissioner Lucas Robinson abstaining.

Antonio Wilson – Application for Real Estate Temporary Salesperson License, Case Number 26-112

Upon discussion of the evidence and testimony presented in this matter, Commissioner Dye made a motion to approve Mr. Wilson’s application. Commissioner Lucas Robinson seconded the motion, and the motion passed unanimously 8-0-0.

Kimberley Darlene Brechin – Application for Real Estate Temporary Salesperson License, Case Number 26-113

Upon discussion of the evidence and testimony presented in this matter, Commissioner Lucas Robinson made a motion to approve Ms. Brechin’s application. Commissioner Dye seconded the motion, and the motion passed unanimously 8-0-0.

Alabama Real Estate Commission VS. Brandon Spivey, Case Number 26-056

Brandon Spivey, Salesperson, Eclectic, Alabama was charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(19) by failing, in accordance with *Code of Alabama, 1975*, Section 34-27-31(j), to notify the Commission of the institution of a civil summons involving a real estate transaction.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barran made a motion to find Mr. Spivey guilty on **Count 1** and to impose a fine of \$500. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 8-0-0.

Laken Veach – Request for Approval to Hold a Real Estate License After License Previously Revoked in Another State, Case Number 26-086

Upon discussion of the evidence and testimony presented in this matter, Commissioner Taggart Jones made a motion to approve Ms. Veach’s application. Commissioner Barelare seconded the motion, and the motion passed unanimously 8-0-0.

Alabama Real Estate Commission VS. Ruscin Realty and Cynthia Ruscin, Case Number 25-429

Ruscin Realty, Company, Mobile, Alabama was charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36 (a)(19) in that it disregarded any rule, regulation, or order of the Commission by failing, in accordance with Administrative Rule 790- X-2-.07, to identify the place of business with a sign which sets out the name of the company as licensed with the Commission; and on **Count 2** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(19) by failing, in accordance with *Code of Alabama, 1975*, Section 34-27-35(a) to publicly display any license certificates at the address which appeared on the license certificates.

Cynthia Ruscin, Broker, Mobile, Alabama was charged on **Count 3** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(19) in that she disregarded any rule, regulation, or order of the Commission by failing, as a qualifying broker, in accordance with Administrative Rule 790-X-3-.15, to properly supervise her company including, but not limited to, failing to take action to prevent a new or existing licensee from violating state, federal, local or license law while conducting licensed activity, if the supervising broker or branch broker has actual knowledge or should reasonably have actual knowledge of the impending violation.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Dye made a motion to find Ruscin Realty guilty on **Count 1** and to impose a fine of \$250. Commissioner Barran seconded the motion, and the motion passed unanimously 8-0-0. On **Count 2**, Commissioner Dye made a motion to find Ruscin Realty guilty and to impose a fine of \$250. Commissioner Barran seconded the motion, and the motion passed unanimously 8-0-0. On **Count 3**, Commissioner Barran made a motion to find Ms. Ruscin guilty and to impose a fine of \$250. Commissioner Campbell seconded the motion, and the motion passed 6-2-0, with Commissioners Dye and Barelare voting against the motion.

Alabama Real Estate Commission VS. Transaction Brokerage RE Company and Roderick Baker, Case Number 25-164; 25-335

Assistant Attorney General Serena Cronier Grayson advised Commissioners that this case had been continued to the April 23, 2026, meeting.

Chair Echols asked for a motion to remain in open session or go into executive session to deliberate on the cases on the docket in accordance with the Alabama Open Meetings Act, *Code of Alabama* 36-25A-7(a)(9). Commissioner Dye made a motion that Commissioners go into executive session until 1:10 p.m. to deliberate

these cases in accordance with the Alabama Open Meetings Act, *Code of Alabama* 36-25A-7(a)(9). Commissioner Barelare seconded the motion, and the motion passed unanimously 8-0-0.

At 1:10 p.m., commissioners returned with all commissioners named during the initial 9:00 a.m. roll call present. Chair Echols asked for a motion to return to open session. Commissioner Barelare made a motion to return to open session. Commissioner Dye seconded the motion, and the motion passed unanimously 8-0-0.

Confirm April 23, 2026, Meeting Date and Location for the Record: Thursday, April 23, 2026, 9:00 a.m., in Montgomery, Alabama.

Next Commission Meeting: Thursday, March 19, 2026, at 9:00 a.m. in Montgomery, Alabama.

There being no further business, Commissioner Barelare made a motion to adjourn the meeting at 1:16 p.m. Commissioner Campbell seconded the motion, and the motion passed unanimously 8-0-0.

Done this 19th day of February 2026.

Betsy Echols, Chair

Amber Moore, Recording Secretary