

MINUTES

A meeting of the Alabama Real Estate Commission was held on June 18, 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, Jimmie Ann Campbell, Betsy Echols, Terri C. May, Randy McKinney, and Juanita Taggart Jones. Commissioners James L. Dye, Emmette Barran, and Deborah Lucas Robinson were 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 Curry Robertson, Investigators Marshall Simons, Rickey Fennie, KC Baldwin, and Liz Allen, Legal Assistant Emily Stuart, Auditor Vickie Shackelford, Legal Assistant Debbie Wood, Communications and Public Relations Director Lori Fennie, Executive Assistant Amber Moore, Education Director Ryan Adair, Licensing Director Anthony Griffin, Accounting and Personnel Director Jason Clifton, 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 May 21, 2026, Commission meeting. Commissioner May made a motion to approve the minutes of the May 21, 2026, meeting with recommended amendments. Commissioner Campbell seconded the motion, and the motion passed 5-0-1, with Commissioner McKinney abstaining due to his absence at the May meeting.

PUBLIC HEARING ON PROPOSED RULE AMENDMENT 790-X-3-.03 - DEPOSIT OF FUNDS

A public hearing was held on proposed Rule Amendment 790-X-3-.03 – Deposit of Funds. Assistant Attorney General Burr presented the proposed amendment. He said the amendment will be voted on at the August 20, 2026, meeting.

Mr. Mark Scott, an attorney with Montgomery, Ala.-based Jackson & Scott LLC who specializes in real estate transactions, spoke in support of the Commission providing regulation and better guidance to licensees regarding handling and disbursement of earnest money. Mr. Scott said his firm relies on third-party mediation and arbitration to resolve disputes related to earnest money and has found that practice to be cheaper and faster than the methods outlined in existing guidance.

Mr. Jeremy Walker, chief executive officer of the Alabama Association of REALTORS®, stated that AAR supports the concept of regulation relating to earnest money. However, while agreeing that more needs to be done regarding earnest money, the consensus among AAR's membership is that the proposed rule amendment disproportionately benefits buyers at the expense of sellers. He suggested that the proposed rule amendment be revised to require that contracts be prepared by an attorney licensed to practice in Alabama, to require the seller to seek the advice of an attorney about when to release earnest money, and to utilize the services of the state treasurer's office to hold earnest money in dispute. Mr. Walker said AAR's full comments will be submitted in writing.

No additional members of the public came forward to present comments on the rules; however, the written comments that the Commission received, both for and against the rule amendment, were provided to the commissioners. Director Poe said the comments received will be presented to the members of the earnest money task force for consideration.

EXECUTIVE DIRECTOR'S REPORT

Director Poe presented the Executive Director's report. He began by saying that the Commission is continuing through the fiscal year with revenues and expenditures as anticipated. There have been no Recovery Fund payouts over the past 30 days. The amount paid to other state agencies for FY2026 is \$492,934.79.

There are 43,517 total licenses issued, with 37,671 unique people licensed. He reported that the current growth rate is 6.5 new license applications processed per day, with 203 total new licenses issued in May. He said the renewal cycle opened earlier than planned on June 2, 2026, with 1,900 licenses renewed so far.

The Commission currently has 749 total education licenses—739 active and 10 inactive. In May, there were six education audits—two continuing education courses and four schools.

In addition, Director Poe provided an update on the Legal Division. The auditors performed 25 company audits and two assistance visits in May.

Coffee with the Commission was held on Microsoft Teams on June 17, 2026. Assistant Attorney General Burr and Director Poe discussed the ongoing renewal cycle, trends in auditing and investigations, and AI dos and don'ts. More than 70 attendees tuned in for the informative and interactive session. The next *Coffee with the Commission* will be hosted on Wednesday, August 19, at 9 a.m. on Microsoft Teams.

Director Poe concluded his report by reminding Commissioners of the Association of Real Estate License Law Officials (ARELLO) Annual Conference scheduled for September 15-17, 2026, in Maui, Hawaii.

He asked Accounting and Personnel Director, Jason Clifton, to provide an update on the upcoming flooring replacement. Mr. Clifton reported that the process of replacing the flooring has begun, and he is working to obtain a quote for the first phase of work. He added that the invoices for the roof replacement have been paid.

Director Poe then asked Assistant Director Alkire to update the commissioners on her recent trip to the National Association of REALTORS® 2026 Legislative Meetings. Assistant Director Alkire said she attended to participate in the NAR-ARELLO Information Exchange and serve on the professional development committee. She said it was exciting to be part of the work and collaboration that happens at these events, and she thanked the Commissioners for the opportunity to attend the conference.

HEARINGS – 9:30 a.m. Docket

Alabama Real Estate Commission VS. Paul Shashy and Shashy Realty, Case Number 26-092

Paul Shashy, Qualifying Broker, Montgomery, Alabama, and Shashy Realty, Company, Montgomery, Alabama, were charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(8)(a) by commingling money belonging to others with their own funds; on **Count 2** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(19) by violating or disregarding *Alabama Administrative Code* Section 790-X-3-.04 by failing to provide estimated closing statements to clients containing the price stated in the written offer for single-

family residences; and/or on **Count 3** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(31) by failing to keep in their files copies all records pertinent to real estate transactions for a period of three years.

Assistant Attorney General Burr advised that Mr. Shashy was pleading guilty on **Count 2**, resulting in **Count 3** being dismissed.

Upon discussion of the evidence and testimony presented in this matter, Commissioner McKinney made a motion to find Mr. Shashy and Shashy Realty guilty on **Count 1** and to impose a fine of \$1,000 each. Commissioner Taggart Jones seconded the motion, and the motion passed 4-2-0, with Commissioners Barelare and May voting against the motion. On **Count 2**, Commissioner May made a motion to find Mr. Shashy and Shashy Realty guilty and to impose a fine of \$250 each. Commissioner McKinney seconded the motion, and the motion passed unanimously 6-0-0.

Alabama Real Estate Commission VS. Pamela Bass, Case Number 26-257

Pamela Bass, Qualifying Broker, Madison, Alabama, was charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(19) by failing to comply with Section 34-27-31(j), in that she did not notify the Commission in writing of the institution of criminal charges against her within ten days of her arrest on March 24, 2026.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Taggart Jones made a motion to find Ms. Bass guilty on **Count 1**. Commissioner May seconded the motion, and the motion passed unanimously 6-0-0. Also on **Count 1**, Commissioner Campbell made a motion to impose a \$2,500 fine. Commissioner May seconded the motion, and the motion passed 5-1-0, with Commissioner Barelare voting against the motion.

Katelin Marie King – Application for Real Estate Temporary Salesperson License, Case Number 26-246

Upon discussion of the evidence and testimony presented in this matter, Commissioner Taggart Jones made a motion to approve Ms. King's application. Commissioner McKinney seconded the motion, and the motion passed unanimously 6-0-0.

Alabama Real Estate Commission VS. John Sammon and Georgia West Realty LLC, Case Number 26-272

John Sammon, Qualifying Broker, Carrollton, Georgia, and Georgia West Realty LLC, Company, Carrollton, Georgia, were charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(19) by failing, in accordance with 34-27-82(c), to provide as soon as reasonably possible written disclosure forms for signature to its clients, describing the alternative types of brokerage services that are available to clients and customers of real estate brokerage companies, and on **Count 2** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(19) by failing, in accordance with *Alabama Administrative Code*, Section 790-X-3-.04, to obtain the signature of the clients on estimated closing statements when procuring from or presenting an offer to their clients.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Campbell made a motion to find Mr. Sammon and Georgia West Realty LLC guilty on **Count 1**. Commissioner May seconded the motion, and the motion passed unanimously 6-0-0. Also on **Count 1**, Commissioner Campbell made a motion to impose a fine of \$2,000 each. With no second, the motion failed. Commissioner McKinney then made a motion to impose a fine of \$1,000 each. Commissioner May seconded the motion, and the motion passed unanimously 6-0-0. On **Count 2**, Commissioner McKinney made a motion to find Mr. Sammon and Georgia West Realty LLC guilty and to impose a fine of \$750 each. Commissioner May seconded the motion, and the motion passed 5-1-

0, with Commissioner Barelare voting against the motion.

Shenipa Lashun Crawley – Application for Real Estate Reciprocal Salesperson License, Case Number 26-271

Upon discussion of the evidence and testimony presented in this matter, Commissioner May made a motion to approve Ms. Crawley's application. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 6-0-0.

Alabama Real Estate Commission VS. Andrew Bone and Andrew J. Bone Real Estate LLC, Case Number 26-230

Andrew Bone, Qualifying Broker, Tuscaloosa, Alabama, and Andrew J. Bone Real Estate LLC, Company, Homewood, Alabama, were charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(b)(8) by failing, within a reasonable time, to properly account for or remit money coming into their possession which belongs to others, or commingling money belonging to other with their own funds.

Upon discussion of the evidence and testimony presented in this matter, Commissioner May made a motion to find Mr. Bone and Andrew J. Bone Real Estate LLC guilty on **Count 1**. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 6-0-0. Also on **Count 1**, Commissioner May made a motion to impose a fine of \$1,500 each. Commissioner McKinney seconded the motion, and the motion passed unanimously 6-0-0.

Rudee Williams – Request for Approval to Hold a Real Estate License after License was Previously Revoked, Case Number 26-233

Upon discussion of the evidence and testimony presented in this matter, Commissioner Campbell made a motion to deny Ms. Williams' request. Commissioner McKinney seconded the motion, and the motion passed unanimously 6-0-0.

Alabama Real Estate Commission VS. Jason Gray, Case Number 26-256

General Counsel Leverette advised commissioners that this case had been continued to the August 20, 2026, meeting.

Alabama Real Estate Commission VS. Michael Mostella and Small Towne Realtors LLC, Case Number 26-263

Assistant Attorney General Burr advised commissioners that this case had been dismissed.

Alabama Real Estate Commission VS. Troy Tabor, Case Number 25-455

General Counsel Leverette advised commissioners that this case had been continued to the August 20, 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 Barelare made a motion that commissioners go into executive session until 1:00 p.m. to deliberate these cases in accordance with the Alabama Open Meetings Act, *Code of Alabama* 36-25A-7(a)(9). Commissioner Campbell seconded the motion, and the motion passed unanimously 6-0-0.

At 1:15 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 May made a motion to return to open session. Commissioner Campbell seconded the motion, and the motion passed unanimously 6-0-0.

Confirm September 24, 2026, Meeting Date and Location for the Record: Thursday, September 24, 2026, 9:00 a.m., in Montgomery, Alabama.

Next Commission Meeting: Thursday, August 20, 2026, at 9:00 a.m. in Montgomery, Alabama.

Assistant Attorney General Burr recommended that the commissioners consider a motion to enter executive session to discuss pending litigation, in accordance with the Alabama Open Meetings Act. Section 36-25A-7(a)(3) of the Act provides that an executive session may be held to discuss with legal counsel the legal ramifications of, and legal options for, pending or imminent litigation. He said the Act requires an attorney to certify that those are the issues to be discussed.

Mr. Burr declared that, as an attorney licensed to practice law in Alabama, the exception is applicable, and those are the issues to be discussed. He recommended that the Commission adopt a motion calling for the executive session and setting out that the purpose of the executive session is to discuss with the Commission's attorney the matters allowed to be discussed under Section 7(a)(3) of the Alabama Open Meetings Act and providing that the executive session shall be attended only by the commissioners, the hearing officer, Director Poe, Assistant Director Alkire, and Mr. Burr.

Chair Echols asked for a motion to go into executive session to discuss pending litigation in accordance with the Alabama Open Meetings Act, *Code of Alabama* 36-25A-7(a)(3). Commissioner Barelare made a motion that commissioners go into executive session to discuss pending litigation in accordance with the Alabama Open Meetings Act, *Code of Alabama* 36-25A-7(a)(3), and adjourn the meeting after the discussion. Commissioner Campbell seconded the motion, and the motion passed unanimously 6-0-0.

There being no further business, the meeting was adjourned at 1:50 p.m.

Done this 18th day of June 2026.

Betsy Echols, Chair

Amber Moore, Recording Secretary