

MINUTES

A meeting of the Alabama Real Estate Commission was held on May 21, 2026, at Samford University, John L. Carroll Moot Courtroom, Memory Leake Robinson Hall, Cumberland School of Law, 305 Riley Road, Birmingham, Alabama.

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

Vice Chair Dye 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, Terri C. May, Deborah Lucas Robinson, and Juanita Taggart Jones. Commissioner Randy McKinney 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, Attorney Curry Robertson, Investigators Marshall Simons, Rickey Fennie and Liz Allen, Legal Assistant Emily Stuart, Communications and Public Relations Director Lori Fennie, Executive Assistant Amber Moore, Information Technology Director Eric Aldridge, 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

Vice Chair Dye asked for a motion to approve the minutes of the April 23, 2026, Commission meeting. Commissioner Barran made a motion to approve the minutes of the April 23, 2026, meeting. Chair Echols seconded the motion, and the motion passed unanimously 8-0-0.

EXECUTIVE DIRECTOR’S REPORT

Director Poe presented the Executive Director’s report. He began by thanking former commissioner Dr. J. Reid Cummings, the Lucille Ryals Thompson Endowed Professor of Real Estate and Real Estate Program Coordinator in Samford University’s Brock School of Business, and Samford University for hosting the Commission. Dr. Cummings welcomed everyone and thanked the Commission and the staff for making the effort to bring the meeting to Samford University. He said it was a true honor for Samford to host the Commission.

Director Poe then added 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 \$451,990.03.

There are 43,252 total licenses issued, with 37,453 unique people licensed. He reported that the current growth rate is 7.7 new license applications processed per day, with 233 total new licenses issued in April.

The Commission currently has 738 total education licenses—729 active and nine inactive. In April, there were six education audits—four continuing education courses, one Risk Management course, and one school.

The Commission offered two instructor trainings in 2026. On April 24, Anne Powell provided training for the current risk management course, *Risk Management: Initial Contact to Accepted Offer*. On May 15, Anne

Powell and Laurye Brunson provided training for the new risk management course, *Risk Management: From Signed to Sold*, which was developed by a task force in 2025.

In addition, Director Poe provided an update on the Legal Division. The auditors performed 31 company audits and two assistance visits in April.

HEARINGS – 9:30 a.m. Docket

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

General Counsel Leverette advised commissioners that this case had been continued.

Alabama Real Estate Commission VS. Natalie L. Acoff Hill, Case Number 25-371

Natalie L. Acoff Hill, Salesperson, McCalla, Alabama, was charged on **Count 1** for violating *Code of Alabama, 1975* Section 34-27-36(18) by disregarding *Alabama Administrative Code* Section 790-X-2-.05 by failing to use her legal surname in all licensed real estate activities and marketing of herself as a real estate agent and on **Count 2** for violating *Code of Alabama, 1975*, Section 34-27-36(15) by failing to have the name or trade name of the qualifying broker or company appearing prominently on the advertising.

Upon discussion of the evidence and testimony presented in this matter, Commissioner May made a motion to find Ms. Acoff Hill 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. On **Count 2**, Commissioner May made a motion to find Ms. Acoff Hill guilty and to impose a fine of \$1,000. Commissioner Barran seconded the motion, and the motion passed 6-2-0, with Commissioners Barelare and Lucas Robinson voting against the motion.

Umar Bin Hadi – Application for Real Estate Temporary Salesperson License, Case Number 26-195

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

Alabama Real Estate Commission VS. Ashleigh Steakley Green, Case Number 26-215

Ashleigh Steakley Green, Qualifying Broker, Huntsville, Alabama, was charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(18) by failing, in accordance with *Code of Alabama, 1975*, Section 34-27-31(j), to notify the Commission of the institution of a civil lawsuit within ten days, and on **Count 2** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(18) by failing, in accordance with *Code of Alabama, 1975*, Section 34-27-31(k), to notify the Commission of the disposition of the lawsuit within ten days.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barelare made a motion to find Ms. Green guilty on **Count 1** and to impose a fine of \$500. Commissioner May seconded the motion, and the motion passed unanimously 8-0-0. On **Count 2**, Commissioner Barelare made a motion to find Ms. Green guilty and to impose a fine of \$500. Commissioner Barran seconded the motion, and the motion passed unanimously 8-0-0.

Alabama Real Estate Commission VS. Delisa June Locke, Case Number 25-443

Delisa June Locke, Madison, Alabama, was charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(18) by failing to comply with *Code of Alabama, 1975* Section 34-27-36(25) by engaging in

conduct which constitutes or demonstrates dishonest dealings, bad faith, or untrustworthiness, or was charged on **Count 2** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(18) by failing to comply with *Code of Alabama, 1975* Section 34-27-36(26) by acting negligently or incompetently in performing an act for which a person is required to hold a real estate license.

Upon discussion of the evidence and testimony presented in this matter, Commissioner May made a motion to find Ms. Locke guilty on **Count 2** and to revoke her license. Vice Chair Dye seconded the motion, and the motion failed 1-6-1, with Commissioners Barran, Barelare, Campbell, Echols, Lucas Robinson, and Taggart Jones voting against the motion and Vice Chair Dye abstaining. Commissioner Barran made a motion to find Ms. Locke guilty on **Count 2**. Commissioner Barelare seconded the motion, and the motion passed 7-0-1, with Vice Chair Dye abstaining. Commissioner Campbell made a motion to impose a fine of \$2,500, to suspend Ms. Locke's license for 90 days, and to require Ms. Locke to complete classroom-based disciplinary education in risk management and code of ethics. These disciplinary education hours are in addition to the 15 continuing education hours the Commission requires for license renewal. Commissioner Taggart Jones seconded the motion, and the motion passed 7-1-1, with Commissioner May voting against the motion and Vice Chair Dye abstaining.

Alabama Real Estate Commission VS. John Keith Evans, Case Number 26-222

John Keith Evans, Qualifying Broker, Madison, Alabama, was charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(18) by disregarding Section 37-28-83 by failing to have an agency disclosure office policy signed by all the licensees of the company.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barran made a motion to find Mr. Evans 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.

Alabama Real Estate Commission VS. John Midkiff and Barefoot Bookings and Management LLC, Case Number 25-288

John Midkiff, Salesperson, Gulf Shores, Alabama, and Barefoot Bookings and Management LLC, Company, Orange Beach, Alabama, were charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-30 (10) by presenting themselves as being able to perform an act for which a license is required.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barelare made a motion to find Mr. Midkiff and Barefoot Bookings and Management LLC guilty on **Count 1** and to impose a fine of \$250 each. Commissioner May seconded the motion, and the motion passed unanimously 8-0-0.

Alabama Real Estate Commission VS. Owen Ezra Hopper, Case Number 24-283

General Counsel Leverette advised commissioners that this case had been continued.

Non-Appearing

Michele Chere Cummings – Request to Surrender Licenses

Upon discussion of the evidence and testimony presented in this matter, Commissioner Lucas Robinson made a motion to approve Ms. Cummings' request. Commissioner May seconded the motion, and the motion passed unanimously 8-0-0.

Vice Chair Dye 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 1:15 p.m. to deliberate these cases in accordance with the Alabama Open Meetings Act, *Code of Alabama* 36-25A-7(a)(9). Commissioner Barran seconded the motion, and the motion passed unanimously 8-0-0.

At 1:31 p.m., commissioners returned with all commissioners named during the initial 9:00 a.m. roll call present. Vice Chair Dye asked for a motion to return to open session. Commissioner Barran made a motion to return to open session. Commissioner Barelare seconded the motion, and the motion passed unanimously 8-0-0.

Confirm August 20, 2026, Meeting Date and Location for the Record: Thursday, August 20, 2026, 9:00 a.m., in Montgomery, Alabama.

Next Commission Meeting: Thursday, June 18, 2026, at 9:00 a.m. in Montgomery, Alabama. Commissioner Lucas Robinson informed commissioners that she will be absent from the June 18, 2026, meeting.

There being no further business, Commissioner Barelare made a motion to adjourn the meeting at 1:55 p.m. Commissioner May seconded the motion, and the motion passed unanimously 8-0-0.

Done this 21st day of May 2026.

James L. Dye, Vice Chair

Amber Moore, Recording Secretary