

MINUTES

A meeting of the Alabama Real Estate Commission was held August 20, 2015, at the offices of the Alabama Real Estate Commission, 1201 Carmichael Way, Montgomery, Alabama.

Those present were Vice Chairman Nancy Wright; Commissioners Steve Cawthon, Reid Cummings, Cindy Denney, Carole Harrison, Clif Miller, Dorothy Riggins-Allen and Danny Sharp; Executive Director Patricia Anderson; Assistant Executive Director Teresa Hoffman; General Counsel Chris Booth; Assistant General Counsel Mandy Lynn; Education Director Ryan Adair; Licensing Administrator Anthony Griffin; Investigators David Erfman, Chuck Kelly, Phil Bunch and K. C. Baldwin. The Hearing Officer was Tori Adams. Commission Chairman Bill Watts was absent with notice.

Other staff members present for all or part of the meeting were Public Relations Manager Vernita Oliver-Lane; Public Relations Specialist Lori Moneyham; Information Technology Manager Brett Scott; and Education Auditor Julie Norris.

The meeting, having been duly noticed according to the Alabama Open Meetings Act, was called to order at 8:35 a.m. by Vice Chairman Nancy Wright and a quorum was declared.

Commissioner Sharp made a motion to approve the minutes from the July 23, 2015 meeting. Commissioner Harrison seconded the motion and it passed unanimously 8-0.

Executive Director Patricia Anderson presented the July 2015 financial report. A transfer has been made from investments to the revenue fund to complete the fiscal year. Income is slightly over projection and expenditures are under projection. There were no Recovery Fund payouts in July. At present, finances are likely to come in under budget at the end of the fiscal year.

Ms. Anderson announced that the Association of Real Estate License Law Officials (ARELLO) has chosen the Commission to receive the Communications Award for the videos that have been produced for the Commission's website. The award will be presented at the ARELLO Annual Conference in September 2015. Ms. Anderson thanked the staff for their contributions to the creation of the videos.

A Commission Forum will be held at the Alabama Association of REALTORS® (AAR) Annual Convention on September 15, 2015. An agenda will be prepared with the topics Commissioners' have submitted. General Counsel Chris Booth will also present a license law session at the AAR Convention on September 14, 2015.

Commissioners discussed the 2016 calendar. The vote on the 2016 Commission meeting dates was tabled pending confirmation of the date of the 2016 Alabama Association of REALTORS® Convention.

Commissioner Sharp made a motion that Commissioners enter into executive session for ten minutes to receive advice from General Counsel Chris Booth with the intent to reconvene in open meeting following the executive session. Commissioner Cawthon seconded the motion and it passed unanimously 8-0 with Commissioners voting as follows: Vice Chairman Nancy Wright (Yes), Commissioner Reid Cummings (Yes), Commissioner Carole Harrison (Yes), Commissioner Clif Miller (Yes), Commissioner Steve Cawthon (Yes), Commissioner Danny Sharp (Yes), Commissioner Cindy

Denney (Yes) and Commissioner Dorothy Riggins-Allen (Yes). Commissioners entered into executive session at 9:45 a.m. The executive session ended at 10:10 a.m. and the open meeting resumed with Commission Vice Chairman Nancy Wright and Commissioners Reid Cummings, Carole Harrison, Clif Miller, Steve Cawthon, Danny Sharp, Cindy Denney and Dorothy Riggins-Allen present.

Commissioner Cummings made a motion to conduct disciplinary hearing disposition discussions and decisions in an open meeting. Commissioner Harrison seconded the motion and it passed unanimously 8-0.

HEARINGS

Lewis S. Scogin, Hardship Request for Renewal of Lapsed Broker License, Investigative File I-14,630

Upon discussion of Mr. Scogin's hardship request to renew his lapsed broker license, Commissioner Cummings made a motion to approve his request pending his completion of continuing education courses *Risk Management: Avoiding Violations* and *Risk Management for Brokers*. Commissioner Riggins-Allen seconded the motion and it passed unanimously 8-0.

Michael Gary Dollar, Application for Determination of Licensing Eligibility, Investigative File I-14,633

Upon discussion of Mr. Dollar's application for determination of licensing eligibility, Commissioner Cawthon made a motion to approve his application. Commissioner Cummings seconded the motion and it passed unanimously 8-0.

Charlotte Bren, Request for Extension to Complete the Salesperson Prelicense Course, Investigative File I-14,637

Upon discussion of Ms. Bren's hardship request for additional time to complete the salesperson prelicense course, Commissioner Riggins-Allen made a motion to grant her a 90-day extension. Commissioner Cawthon seconded the motion and it passed unanimously 8-0.

NOT APPEARING ITEMS FOR RULING

Contarus Lamond Coleman, Application for Determination of Licensing Eligibility, Investigative File I-14,634

Upon review and discussion of Mr. Coleman's application for determination of licensing eligibility, Commissioner Harrison made a motion to deny his application. Commissioner Miller seconded the motion and it passed unanimously 8-0.

Confirm Next Meeting Date and Location for the Record: October 22, 2015, 9:00 a.m. in Montgomery

Commissioners tabled the vote on confirming the date and location of the October 22 Commission meeting. They will revisit it at the September 24 meeting.

There being no further business, the Commission adjourned at 10:45 a.m.

Done this 20th day of August, 2015.

Nancy Wright, Vice Chairman

Lori Moneyham, Recording Secretary