

MINUTES

A meeting of the Alabama Real Estate Commission was held January 15, 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 Barelare, Jimmie Ann Campbell, Jim Dye, Betsy Echols, Terri May, Randy McKinney, Deborah Lucas Robinson, and Juanita Taggart Jones. Commissioner Em Barran 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 and K.C. Baldwin, Legal Assistant Angie Kidd, Auditor Denise Blevins, Education Director Ryan Adair, Licensing Director Anthony Griffin, Accounting Director Jason Clifton, 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

Chair Echols asked for a motion to approve the minutes from the November 20, 2025, Commission meeting. Commissioner McKinney made a motion to approve the minutes from the November 20, 2025, meeting. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 8-0-0.

COMMISSIONER DISCUSSION

Jeremy Walker, CEO of the Alabama Association of REALTORS® (AAR), addressed the Commissioners with an update on the current legislative session. He said AAR is working with the Alabama Securities Commission on the issue of seller impersonation/title fraud and will be pursuing legislation to mitigate the issue.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Dr. Vaughn T. Poe asked the Commission to recognize Ms. Amber Knutt, director of licensing and education at the Kansas Real Estate Commission, who was attending the meeting as a guest of Assistant Director Wendy Mae Alkire.

He said Commission staff and Commissioner Dye participated in a licensee training event on January 6, 2026, that was hosted by the Calhoun County Area Board of REALTORS®. The training was well attended with good audience participation and has generated requests to offer similar events in other areas.

In December, Debbie Wood joined the Legal Division as an administrative assistant for the audit team. She brings a unique perspective as a long-time licensee and is eager to learn the regulatory side of the real estate business.

Director Poe said the final inspection of the roof was conducted on January 8, 2026. The inspector approved the roof project, and it is now complete. There are a few things inside the building that are still being finalized and will be completed as soon as possible.

Director Poe reminded Commissioners that detailed financial reports will be presented on a quarterly basis. Currently, Commission finances are sound. There have been no Recovery Fund payouts over the past 30 days. The amount paid to other state agencies for FY 2026 is \$211,734.64.

The Commission currently has 42,162 total licenses issued, with 41,082 individuals licensed. The growth rate is currently 6.9 new license applications per day, with 420 total new licenses issued in November and December.

The Commission has 702 total education licenses (684 active and 18 inactive.) Education staff conducted 19 audits in November and December: three Salesperson Prelicense courses, four CE courses, 10 schools, and two prelicense course exam reviews. New Instructor Orientation will be offered on February 5-6, 2026.

Director Poe then reviewed activity in the Legal Division. He said the auditors performed 12 company audits in November and December. No assistance visits were requested. In the first quarter of FY2026 (from October 1 through December 31), the Commission's legal and investigative staff:

- Accepted 87 new complaints
- Closed 32 of FY2026 complaints
- Approved 13 applicants for licensure
- Denied 1 applicant for licensure
- Brought 21 cases before the Commissioners
- Collected \$16,950 in fines
- Answered over 440 phone calls

Coffee with the Commission was held on January 14, 2026, on Microsoft Teams. Licensing Director Anthony Griffin and Education Specialist Dr. Brittini Jones Anderson discussed license renewals in 2026.

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

HEARINGS – 9:30 a.m. Docket

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

Assistant Attorney General Zack Burr advised Commissioners that this case had been continued.

Tekelia Cherie Anderson – Application for Real Estate Temporary Salesperson License, Case Number 25-511

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

Alabama Real Estate Commission VS. Lisa Epps, Case Number 24-340

Lisa Epps, Salesperson, Meridianville, 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. Epps guilty on **Count 1** and to impose a fine of \$1,000. Commissioner May seconded the motion, and the motion passed unanimously 8-0-0.

Alabama Real Estate Commission VS. Jason Marquis, Case Number 25-525

Commissioners Dye and Lucas Robinson recused themselves from this hearing. They vacated the room during the hearing and did not participate in deliberations or voting on this matter.

Jason Marquis, Associate Broker & Pre/Post Instructor, Pensacola, Florida 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 his May 30, 2025, arrest within ten days; 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 34-27-31(k), to notify the Commission within 10 days of sentencing on August 13, 2025.

Mr. Marquis did not appear, and General Counsel Starla Leverette presented the case in his absence.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barelare made a motion to find Mr. Marquis guilty on **Counts 1 and 2**. Commissioner Taggart Jones seconded the motion, and the motion passed 6-0-2, with Commissioners Dye and Lucas Robinson abstaining. Commissioner Campbell made a motion to impose a fine of \$1,000 on each count. Commissioner McKinney seconded the motion, and the motion passed 6-0-2, with Commissioners Dye and Lucas Robinson abstaining.

Jeremy Michael Sharp — Application for Determination of Licensing Eligibility, Case Number 26-048

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

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

Assistant Attorney General Serena Cronier Grayson advised Commissioners that this case had been continued.

Alabama Real Estate Commission VS. Elaine Sessions, Case Number 25-295

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.

Elaine Sessions, Broker, Mobile, Alabama was charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(27) by acting negligently or incompetently in performing an act for which a person is required to hold a real estate license; and on **Count 2** for violating *Code of Alabama, 1975*, Section 34-27-36 (a)(6) by publishing or causing to be published any advertisement that deceives or that is likely to deceive the public, or that in any manner tends to create a misleading impression or which fails to identify the person causing the advertisement to be placed as a licensed broker or salesperson.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Taggart Jones made a motion to find Ms. Sessions not guilty on **Count 1**. Commissioner May seconded the motion, and the motion passed 7-0-1, with Commissioner Lucas Robinson abstaining. On **Count 2**, Commissioner Taggart Jones

made a motion to find Ms. Sessions guilty and to impose a fine of \$100. Commissioner May seconded the motion, and the motion passed 6-1-1, with Commissioner Dye voting against the motion and with Commissioner Lucas Robinson abstaining.

Alabama Real Estate Commission VS. Mark Davis and Lower Alabama Real Estate Services, Case Number 25-303

Lower Alabama Real Estate Services, LLC, Company, Gulf Shores, Alabama was charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-30 which requires a company to have a license issued by the Commission prior to attempting to negotiate the listing, sale, exchange, purchase, rental, or leasing of real estate situated in the State of Alabama. Mark Davis, Salesperson, Fairhope, Alabama was charged on **Count 2** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(26) by performing conduct which constitutes or demonstrates dishonest dealing, bad faith, or untrustworthiness.

Upon discussion of the evidence and testimony presented in this matter, on **Count 1**, Commissioner Dye made a motion to find Lower Alabama Real Estate Services, LLC guilty. Commissioner May seconded the motion, and the motion passed unanimously 8-0-0. Commissioner Campbell made a motion to impose a fine of \$2,500 on **Count 1**. Commissioner May seconded the motion, and the motion passed unanimously 8-0-0. On **Count 2**, Commissioner Dye made a motion to find Mr. Davis guilty and to impose a fine of \$2,500. Commissioner McKinney seconded the motion, and the motion passed unanimously 8-0-0.

Alabama Real Estate Commission VS. Southeast Commercial Partners LLC, Southeast Commercial Partners LLC dba-Southeast Living Realty, Tim Reddock, Case Number 24-378

Southeast Commercial Partners LLC, Company, Birmingham, Alabama; Southeast Commercial Partners LLC dba Southeast Living Realty, Company, Birmingham, Alabama; and Tim Reddock, Qualifying Broker, Birmingham, Alabama were charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(28) by failing or refusing on demand to produce a document, book, or record in his or her possession concerning a real estate transaction conducted by them for inspection by the Commission; and on **Count 2** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(29) by failing within a reasonable time to provide information requested by the Commission during an investigation.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Dye made a motion to find Southeast Commercial Partners LLC guilty on **Count 1** and to impose a fine of \$1,000. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 8-0-0. Commissioner Dye made a motion to find Southeast Commercial Partners LLC dba Southeast Living Realty guilty on **Count 1** and to impose a fine of \$1,000. Commissioner Barelare seconded the motion, and the motion passed unanimously 8-0-0. Also on **Count 1**, Commissioner Dye made a motion to find Mr. Reddock guilty, to impose a fine of \$5,000, and to suspend his license until the April 23, 2026, Commission meeting. Commissioner Barelare seconded the motion, and the motion passed unanimously 8-0-0.

On **Count 2**, Commissioner Dye made a motion to find Southeast Commercial Partners LLC guilty and to impose a fine of \$1,000. Commissioner Barelare seconded the motion, and the motion passed unanimously 8-0-0. Commissioner Dye made a motion to find Southeast Commercial Partners LLC dba Southeast Living Realty guilty on **Count 2** and to impose a fine of \$1,000. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 8-0-0. Also on **Count 2**, Commissioner Dye made a motion to find Mr. Reddock guilty, to impose a fine of \$5,000, and to suspend his license until the April 23, 2026, Commission meeting. Commissioner Lucas Robinson seconded the motion, and the motion passed unanimously 8-0-0.

Alabama Real Estate Commission VS. Tyler Morgan, Case Number 25-238

Tyler Morgan, Salesperson, Foley, Alabama was charged on **Count 1** for violating *Code of Alabama, 1975, Section 34-27-36(a)(19)* by violating or disregarding any provision of this chapter or any rule, regulation, or order of the Commission by failing to pay imposed fines.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Lucas Robinson made a motion to find Tyler Morgan guilty on **Count 1** and to impose a fine of \$750. Commissioner Taggart Jones seconded the motion, and the motion passed 6-2-0, with Commissioners Barelare and Dye voting against the motion.

NON-APPEARING

David L. Entrekin and Entrekin Brothers Homes LLC – Request for Rehearing, Case Number 25-411

Upon discussion of the evidence and testimony presented in this matter, Commissioner Lucas Robinson made a motion to deny Mr. Entrekin’s request for rehearing. Commissioner May seconded the motion, and the motion passed unanimously 8-0-0.

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 Campbell made a motion that Commissioners go into executive session until 12:05 p.m. to deliberate these cases in accordance with the Alabama Open Meetings Act, *Code of Alabama 36-25A-7(a)(9)*. Commissioner Lucas Robinson seconded the motion, and the motion passed unanimously 8-0-0.

At 12:27 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 Lucas Robinson seconded the motion, and the motion passed unanimously 8-0-0.

Confirm March 19, 2026, Meeting Date and Location for the Record: Thursday, March 19, 2026, 9:00 a.m., in Montgomery, Alabama.

Next Commission Meeting: Thursday, February 19, 2026, at 9:00 a.m. in Montgomery, Alabama. Commissioner May made a motion to confirm the February meeting for February 19, 2026, at 9:00 a.m., in Montgomery, Alabama. Commissioner Campbell seconded the motion, and the motion passed unanimously 8-0-0.

Director Poe told the Commissioners that the May commission meeting planned for May 21, 2026, in Huntsville would be relocated to Birmingham. Commissioner Barelare made a motion to change the location of the May commission meeting from Huntsville to Birmingham on May 21, 2026. Commissioner May seconded the motion, and the motion passed unanimously 8-0-0.

There being no further business, Commissioner Barelare made a motion to adjourn the meeting at 12:48 p.m. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 8-0-0.

Done this 15th day of January 2026.

Betsy Echols, Chair

Amber Moore, Recording Secretary