

## **MINUTES**

A meeting of the Alabama Real Estate Commission was held June 26, 2025, at the office of the Alabama Real Estate Commission, 1201 Carmichael Way, Montgomery, Alabama.

The meeting, having been duly noticed according to the Alabama Open Meetings Act, was called to order by Commission Chairman Randy McKinney at 9:00 a.m.

Chairman McKinney called the roll, and the following Commissioners indicated their presence with a spoken "present": Commissioners Kim Barelare, Jimmie Ann Campbell, Jim Dye, Betsey Echols, Debra Lucas Robinson, Terri May, Randy McKinney, 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; Investigator Marshall Simons; Investigator K.C. Baldwin; Investigator Rickey Fennie; Legal Assistant Angie Kidd; Education Director Ryan Adair; Communications and Public Relations Director Lori Moneyham; Executive Assistant Amber Moore; and Information Technology Director Eric Aldridge. The Hearing Officer was Jim Hampton.

The Pledge of Allegiance was recited in unison.

### **APPROVAL OF THE MINUTES**

Chairman McKinney asked for a motion to approve the minutes from the May 22, 2025, Commission meeting. Commissioner Echols made a motion to approve the minutes from the May 22, 2025, meeting. Commissioner Campbell seconded the motion, and the motion passed 6-0-2, with Commissioners May and Lucas Robinson abstaining due to their absence from the May meeting.

### **COMMISSIONER DISCUSSION**

#### **Resolution Honoring Sponsors and Supporters of Acts 2025-379 and 2025-380**

Director Poe said the passage of Acts 2025-379 and 2025-380 during the 2025 legislative session was the result of hard work and dedication by Commissioners, staff, stakeholders, and licensees as well as the legislators who navigated the process and advocated on the Commission's behalf in the State House. He then read a resolution expressing the Commission's appreciation to the sponsors and supporters of Acts 2025-379 and 2025-380: The Honorable Rolanda Hollis, the Honorable Debbie Wood sponsors of HB225 (Act 2025-379); the Honorable Jamie Kiel, sponsor of HB383 (Act 2025-380), the Honorable Josh Carnley, and the Honorable Keith Kelley. Commissioner Barelare made a motion to adopt the resolutions, add them to the minutes of the June 26, 2025, meeting, and mail a copy to each named legislator. Commissioner Campbell seconded the motion, and the motion passed unanimously 8-0-0.

#### **Commercial Brokers' Age Exemption for CE Requirements**

Director Poe said that he had received feedback from licensees to bring back the waiver process allowing licensees over the age of 65 to forego continuing education. Education Director Ryan Adair said the exemption had been removed more than 22 years prior, but the Commission has 55 licensees who were grandfathered in under the old exemption and were not required to take continuing education. Some Commissioners expressed their belief that every licensee should have continuing education, regardless of age.

## **Public Hearing on Proposed Rule Amendment 790-X-3-.17 - Agreements to Show Property**

A public hearing was held on proposed Rule Amendment 790-X-3-.17 - Agreements to Show Property. Assistant Attorney General Zack Burr presented the proposed amendment. No members of the public came forward to present comments on the rules. Written comments will be accepted through July 4, 2025. The Commission may adopt the rule amendment at the August 21, 2025, meeting for it to become effective October 13, 2025.

### **EXECUTIVE DIRECTOR'S REPORT**

Director Poe advised that bids for the roof repair will be accepted the afternoon of June 26, 2025. Following the presentation of the bids, staff, and project managers will have a better idea of the full scope of the project and final costs.

Director Poe reported that the May 2025 financial report demonstrates that the Commission is continuing through the fiscal year with revenues and expenditures tracking as anticipated. As the Commission prepares to close out the third quarter, there have been very few anomalies in its fiscal movements. Once the roof project repairs are completed, staff will conduct a reassessment of our vehicle fleet. There have been no Recovery Fund payouts over the past 30 days. The amount paid to other State agencies for FY2025 is \$469,442.46.

He reported the Commission had 45,806 total licenses issued, with 39,632 unique people licensed. The growth rate is currently 7.7 new license applications per day, with a total of 240 new licenses issued in May.

There are currently 920 total education licenses – 876 Active and 44 Inactive. The education division conducted four education audits in May – one salesperson pre-license course, two CE courses, and one school. Education renewals began June 15, 2025. Instructors, schools, and administrators can renew their education licenses or approvals online now through the Commission's website. Elective CE courses can also be renewed online. The renewal deadline is September 30, 2025, with a late renewal deadline of December 31, 2025.

In May, the legal auditors performed 25 company audits and one assistance visit. The Commission continues to prioritize and schedule companies that have not been audited in more than three years.

This month's *Coffee with the Commission* was a special Legislative Town Hall event on June 25, 2025, with a full panel of commissioners, staff members, and licensee guests, including Rep. Debbie Wood, Alabama House District 38; Janie Wood, president of the Alabama Real Estate Educators Association; Tonya Smitherman, president of the National Association of Real Estate Brokers Birmingham Realtist Association; and Anna-Marie Ellison, member of the broker oversight/license law task force. The panel fielded questions from more than 100 attendees, online and in person, during the two-hour event. The next *Coffee with the Commission* will be held via Microsoft Teams on August 20, 2025, while the next *Briefly Legal* will be held on Microsoft Teams on August 7, 2025.

Director Poe concluded his report by reminding Commissioners of upcoming holiday office closures and the Association of Real Estate License Law Officials' 2025 Annual Conference, September 9-11, 2025, in Miami.

## **HEARINGS – 9:30 a.m. Docket**

### **Amanda Marie Trehern - Application for Real Estate Temporary Salesperson License, Case Number 25-074**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barelare made a motion to deny Ms. Trehern's application. Commissioner Echols seconded the motion, and the motion passed 5-3-0, with Commissioners Dye, McKinney, and Taggart Jones voting against the motion.

### **Alabama Real Estate Commission VS. Sunday Stephens, Case Number 25-125**

Commissioner Dye recused himself from this hearing. He vacated the room during the hearing and did not participate in deliberations or voting on this matter.

Sunday Stephens, Salesperson, Helena, Alabama was charged on **Count 1** for violating *Code of Alabama 1975*, Section 34-27-36(a)(15) by placing advertisements on websites involving real estate without the name or trade name of the qualifying broker or company appearing in that advertisement.

Upon discussion of the evidence and testimony presented in this matter, Commissioner May made a motion to find Ms. Stephens guilty and to impose a fine of \$250. Commissioner Echols seconded the motion, and the motion passed 7-0-0.

### **Stacy Foard - Application for Determination of Licensing Eligibility, Case Number 25-260**

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

### **Lederrius Dickerson - Application for Determination of Licensing Eligibility, Case Number 25-177**

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

### **Alabama Real Estate Commission VS. Corey Milner, Case Number 25-124**

Corey Milner, Salesperson, Birmingham, Alabama was charged on **Count 1** for violating *Code of Alabama 1975*, Section 34-27-36(a)(15) by placing advertisements on websites involving real estate without the name or trade name of the qualifying broker or company appearing in that advertisement.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Dye made a motion to find Corey Milner guilty. Commissioner May seconded the motion, and the motion passed unanimously 8-0-0. Commissioner Dye made a motion to impose a fine of \$250. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 8-0-0.

### **Sade Martin - Application for Determination of Licensing Eligibility, Case Number 25-221**

General Counsel Starla Leverette advised Commissioners that this case had been continued without date.

**Heather Renee Smalley - Application for Determination of Licensing Eligibility, Case Number 25-293**

Upon discussion of the evidence and testimony presented in this matter, Commissioner May made a motion to approve Ms. Smalley's application. Commissioner Taggart Jones seconded the motion, and the motion passed 5-3-0, with Commissioners Barelare, Dye, and Echols voting against the motion.

**Amy McKinnon Landers - Application for Real Estate Temporary Salesperson License, Case Number 25-316**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Dye made a motion to approve Ms. Landers' application. Commissioner Echols seconded the motion, and the motion passed unanimously 8-0-0.

**Adam Brent Price - Application for Determination of Licensing Eligibility, Case Number 25-318**

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

**Billy J. Brown Jr. – Application for Approval to Hold a License after License was Previously Revoked, Case Number 25-350**

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

**Alabama Real Estate Commission VS. Daniel Thompson, Case Number 25-329**

General Counsel Starla Leverette advised Commissioners that this case had been continued to the August 21, 2025, meeting.

**Alabama Real Estate Commission VS. Kendra Woodfin, Case Number 25-094**

General Counsel Starla Leverette advised Commissioners that this case had been moved to Consent Decrees.

**Alabama Real Estate Commission VS. Ashley Michelle Norris, Case Number 25-017**

General Counsel Starla Leverette advised Commissioners that this case had been moved to Consent Decrees.

**CONSENT DECREES**

**Alabama Real Estate Commission VS. Aryian Lamychel Dean, Case Number 25-014**

**Alabama Real Estate Commission VS. Jerel Cain, Case Number 25-016**

**Alabama Real Estate Commission VS. Zhana Danae Univers, Case Number 25-211**

Commissioner Barelare made a motion to accept the Consent Decrees. Commissioner Echols seconded the motion, and the motion passed unanimously 8-0-0.

## NON-APPEARING

### Margery Baxter – Request for a Home Office, Case Number 25-380

Upon discussion of the evidence and testimony presented in this matter, Commissioner May made a motion to approve Ms. Baxter's request. Commissioner Lucas Robinson seconded the motion, and the motion passed 6-2-0, with Commissioners Dye and McKinney voting against the motion.

The Commission will determine whether it conducts its disciplinary hearing disposition discussions and decisions in an Open Meeting or call an Executive Session.

Chairman McKinney asked for a motion to remain in open session or go into executive session to deliberate these cases 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 12:15 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 12:40 p.m., Commissioners returned with all Commissioners named during the initial 9:00 a.m. roll call present. Chairman McKinney asked for a motion to return to open session. Commissioner Dye made a motion to return to open session. Commissioner Campbell seconded the motion, and the motion passed unanimously 8-0-0.

**Next Commission Meeting:** Thursday, July 24, 2025, at 9:00 a.m. in Montgomery, Alabama. Commissioner Campbell made a motion to cancel the July 24, 2025, meeting. Commissioner Echols seconded the motion, and the motion passed unanimously 8-0-0.

**Confirm August 21, 2025, Meeting Date and Location for the Record:** Thursday, August 21, 2025, 9:00 a.m., in Montgomery, Alabama. Commissioner Barelare made a motion to confirm the next meeting for August 21, 2025, at 9:00 a.m., in Montgomery, Alabama. Commissioner Campbell seconded the motion, and the motion passed unanimously 8-0-0.

Director Poe took a point of privilege to share that love had blossomed in the halls of the Commission office. He announced that Investigator Rickey Fennie and Communications and Public Relations Director Lori Moneyham were engaged to be married. The Commissioners expressed their congratulations.

There being no further business, Commissioner Lucas Robinson made a motion to adjourn the meeting at 12:52 p.m. Commissioner Campbell seconded the motion, and the motion passed unanimously 8-0-0.

Done this 26th day of June 2025.

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Randy McKinney, Chair

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Amber Moore, Recording Secretary