

## MINUTES

A video teleconference meeting of the Alabama Real Estate Commission was held May 21, 2020 based in Montgomery, Alabama.

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

Chairman Sharp called the roll and the following Commissioners indicated their presence with a spoken "present": Vice Chairman Carole Harrison; Commissioners Emmette Barran, Reid Cummings, Melody Davis, Joyce Harris, Terri May, Susan Smith, Bill Watts and Chairman Danny Sharp. A quorum was declared.

Commission staff members in attendance included Executive Director Vaughn Poe, Assistant Executive Director Teresa Hoffman, General Counsel Starla Van Steenis, Commission Counsel Mandy Speirs, Public Relations Director Vernita Oliver-Lane, Public Relations Specialist Lori Moneyham, Education Director Ryan Adair, Education Specialist Pam Oates, Accounting and Personnel Director Mollie Jones, Information Technology Director Brett Scott, Information Technology Systems Specialist Steven Brown, Information Technology Programmer Analyst Eric Aldridge, Licensing Director Anthony Griffin and Executive Assistant Barbi Lee.

Members of the public also participated in the video teleconference.

Commissioner May made a motion to approve the minutes from the April 23, 2020 Commission meeting. Commissioner Barran seconded the motion and it passed unanimously 9-0.

Executive Director Vaughn Poe presented the April 2020 financial report. He gave Commissioners an update on revenues and expenditures in the operating and recovery fund accounts. Mr. Poe explained there are anticipated additional payments likely to be made from the Recovery Fund. He also stated there will be COVID-19 funding available to agencies; however, this may apply to General Fund agencies only. The Commission has incurred additional expenses due to COVID-19 and will seek reimbursement of these expenses if funding is available.

Mr. Poe advised Commissioners that even though the Commission office was physically closed to the public, operations never ceased. Commission staff continued day-to-day operations remotely without interruption. Applications were processed, complaints were managed and consumers continued to be protected. The highest priority is the safety of Commission staff. No team member has currently tested positive for the Coronavirus.

Mr. Poe announced the appointment of Jimmie Anne Campbell to be seated on the Commission in October and the confirmation of both her and Commissioner Terri May's appointments.

Mr. Poe also informed the Commission that the proposed rule amendment concerning required continuing education had been submitted to Legislative Services.

Mr. Poe announced the June Commission meeting would be at the Commission office with continued social distancing in place.

Commissioner May expressed appreciation to Molli Jones, Accounting and Personnel Director, for supplying additional financial information that was informative and easy to understand.

Commissioner Sharp expressed his appreciation to Executive Director Poe for his continuous communication to commission members during this time.

## **COMMISSIONER DISCUSSION**

### **Consideration of Extension of Licensing Examination Deadlines Due to the COVID-19 Pandemic**

Education Director Ryan Adair provided information to Commissioners regarding problems with testing sites reopening in the state. Due to COVID-19, the PSI Licensing Examination sites have been closed for approximately six weeks and the restoration of service has been seriously limited and delayed. While examinations are now being administered, many candidates were significantly delayed and are now having difficulty rescheduling as capacity at various sites has been impacted by social distancing requirements and on-site staffing issues. Because it is anticipated that these circumstances will be in effect for some time, Commissioners were asked to consider extending the examination deadline for each applicant who has completed his/her prelicense coursework by March 1, 2020, by six months.

Commissioner Cummings made a motion to approve extending the examination deadline for six months to each applicant who has completed his/her pre-license coursework by March 1, 2020. Commissioner Barran seconded the motion and it passed unanimously 9-0.

Commissioner Cummings asked Mr. Adair to explain the responsibilities of instructors who, because of COVID19 are temporarily allowed to offer continuing education courses online. Mr. Adair stated that schools are allowed to offer courses approved for the classroom using online apps like Zoom. The Commission is also allowing a combination where some students are in the classroom and some are offsite. Instructors and administrators still have the same responsibilities of making sure students are paying attention, participating in the course, and attending 100% of the course in order to get CE credit. The responsibilities of instructors have not changed.

## **NOT APPEARINGS**

**Candice Maxwell, Application for Determination of Licensing Eligibility, I-20,038**

Upon review of the request and application submitted by Ms. Maxwell for her determination of licensing eligibility, Commissioner Harrison made a motion to deny her application. Commissioner Watts seconded the motion and it passed unanimously 9-0.

**William Mathews, Application for Determination of Licensing Eligibility, I-20,018**

Upon review of the request and application submitted by Mr. Mathews for his determination of licensing eligibility, the application was denied due to lack of a motion.

**Anthony Sessa, Application for Real Estate Salesperson Reciprocal License, I-20,040**

Upon review of the request and application submitted by Mr. Sessa for his real estate salesperson reciprocal license, Commissioner Cummings made a motion to approve his application. Commissioner Watts seconded the motion and it passed unanimously 9-0.

**DeGuan Grace, Application for Real Estate Salesperson Temporary License, I-20,046**

Upon review of the request and application submitted by Mr. Grace for his real estate salesperson temporary license, Commissioner Watts made a motion to approve his application. Commissioner Barran seconded the motion and it passed unanimously 9-0.

**Carolyn Purcell, Application for Determination of Licensing Eligibility, I-20,052**

Upon review of the request and application submitted by Ms. Purcell for her determination of licensing eligibility, Commissioner Smith made a motion to approve her application. Commissioner Harris seconded the motion and it passed unanimously 9-0.

**Bridgette Oshaun Soto, Hardship Request for Extension of Deadline to Renew Lapsed Reciprocal Salesperson License, Licensing File LC2020-004**

Upon review of the hardship request from Ms. Soto to renew her lapsed reciprocal salesperson license, Commissioner Watts made a motion to approve her request. Commissioner Harris seconded the motion and it passed unanimously 9-0.

**Confirm July Meeting Date and Location for the Record:** July 23, 2020, 9:00 a.m. in Montgomery, Alabama

Commissioner Barran made a motion to confirm the July meeting for July 23, 2020 at 9:00 a.m. in Montgomery, Alabama. Commissioner Davis seconded the motion and it passed unanimously 9-0.

**Next Commission Meeting:** Thursday, June 25, 2020, 9:00 a.m. in Montgomery, Alabama

There being no further business, Commissioner Davis made a motion to adjourn the meeting at 9:50 a.m. Commissioner Cummings seconded the motion and it passed unanimously 9-0 by voice vote.

Done this 21<sup>st</sup> day of May 2020.

/s/ Danny Sharp

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Danny Sharp, Chairman

/s/ Barbi Lee

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Barbi Lee, Recording Secretary

**NOTE: These minutes are not deemed final until approved by the Commission at their next meeting on June 25, 2020.**