

## MINUTES

A meeting of the Alabama Real Estate Commission was held November 20, 2025, 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, Em Barran, Jim Dye, Betsy Echols, Terri May, Randy McKinney, Deborah Lucas Robinson, and Juanita Taggart Jones. Commissioner Jimmie Ann Campbell was absent with notice. A quorum was declared.

Commission staff members in attendance for all or part of the meeting were Executive Director Wendy Mae Alkire; General Counsel Starla Leverette; Assistant Attorney General Zack Burr; Assistant Attorney General Serena Cronier Grayson; Investigators Marshall Simons, Rickey Fennie, and K.C. Baldwin; Legal Assistant Angie Kidd; Auditor Denise Blevins; Education Director Ryan Adair; Licensing Director Anthony Griffin; Communications and Public Relations Director Lori Moneyham; Executive Assistant Amber Moore; 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 October 23, 2025, Commission meeting. Commissioner Barran made a motion to approve the minutes from the October 23, 2025, meeting. Commissioner Lucas Robinson seconded the motion, and the motion passed 7-0-1, with Commissioner May abstaining due to her absence from the October meeting.

## COMMISSIONER DISCUSSION

### Approval of Updated Risk Management Course

Education Director Ryan Adair explained that the new risk management course, “Risk Management from Signed to Sold” would be a continuation of the current risk management course, “Risk Management: Initial Contact to Accepted Offer.” The new course will focus on the last phase of a real estate transaction up to closing. Once approved, the course will become effective on October 1, 2026. Upon discussion, Commissioner Lucas Robinson made a motion to approve the updated Risk Management course. Commissioner Barran seconded the motion, and the motion passed unanimously 8-0-0.

### Adopt Proposed New and Amended Rules

- Rule Amendment 790-X-1-21 Distance Education Courses
- Rule Amendment 790-X-3-13 Agency/ Brokerage Services Disclosure
- Rule Amendment 790-X-3-14 Agency Disclosure Office Policy
- New Rule 790-X-3-16 Advertising Teams

Assistant Attorney General Zack Burr reported that the four rules had completed the public commenting period with minimal changes. He advised that the rules, if they are approved, will become effective on February 14, 2026. Upon discussion, Commissioner Barelare made a motion to adopt the new and amended rules. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 8-0-0.

## EXECUTIVE DIRECTOR'S REPORT

Assistant Executive Director Alkire presented the Executive Director's report in the absence of Executive Director Vaughn T. Poe.

Assistant Director Alkire reported that the November 19, 2025, *Coffee with the Commission* focused on advertising requirements. Assistant Director Alkire and Assistant Attorney General Serena Cronier Grayson answered questions and shared advertising examples with nearly 150 virtual attendees.

*Briefly Legal* was held on November 6, 2025, on Microsoft Teams. Participants joined in to hear a year-end update from the Legal Division.

Assistant Director Alkire concluded her 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

#### Brian Lindsay Peak – Application for Real Estate Temporary Salesperson License, Case Number 25-544

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

#### Chelsea Renea Ross – Application for Determination of Licensing Eligibility, Case Number 25-526

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barran made a motion to approve Ms. Ross' application. Commissioner McKinney seconded the motion, and the motion failed 2-6-0, with Commissioners Barelare, Dye, Echols, May, Lucas Robinson, and Taggart Jones voting against the motion. Commissioner May then made a motion to deny Ms. Ross' application. Commissioner Lucas Robinson seconded the motion, and the motion passed 6-2-0, with Commissioners Barran and McKinney voting against the motion.

#### Alabama Real Estate Commission VS. Coastal View Vacations Inc., Simpson Properties Group LLC, Michael Frank Miller, Craig Patrick Simpson, William Michael (Bill) Jardine, and Debora Marie Panos, Case Number 24-415

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

Coastal View Vacations Inc., Company, Orange Beach, 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 before renting or listing for rent properties of others for valuable consideration. Simpson Properties Group LLC, Company, Orange Beach, Alabama; Michael Frank Miller, Inactive Broker, Birmingham, Alabama; Craig Patrick Simpson, Salesperson, Orange Beach, Alabama; William Michael (Bill) Jardine, Salesperson, Johannesburg, Michigan; and Debora Marie Panos, Broker, Allen, Texas were charged on **Count 2** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(17) by aiding, abetting, or conspiring to circumvent *Code of Alabama, 1975*, Section 34-27-30 through having Coastal View Vacations Inc. perform, without a license, activity that requires a license issued by the Commission and on **Count 3** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(11) by paying any profit, compensation, commission, or fee to, or dividing any profit, compensation, commission, or fee with Coastal View Vacations Inc., which was not licensed by the Commission. Mr. Miller was also charged on

**County 4** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(19) by violating or disregarding *Alabama Administrative Code*, Section 790-X-3-.15(3) by allowing, as a Qualifying Broker, licensees under him to conduct licensed activity for a company under which the licensees were not licensed.

Upon discussion of the evidence and testimony presented in this matter, on **Count 1**, Commissioner Barelare made a motion to find Coastal View Vacations guilty and to impose a fine of \$5,000. Commissioner May seconded the motion, and the motion passed 7-0-1, with Commissioner McKinney abstaining. On **Count 2**, Commissioner Barran made a motion to find Mr. Jardine, Ms. Panos, Mr. Miller, Mr. Simpson, and Simpson Properties Group not guilty. Commissioner Barelare seconded the motion, and the motion failed 3-4-1, with Commissioners Echols, May, Dye, and Lucas Robinson voting against the motion, while Commissioner McKinney abstained from voting. Commissioner Dye made a motion to find Mr. Jardine, Ms. Panos, Mr. Miller, Mr. Simpson, and Simpson Properties Group guilty on **Count 2**. Commissioner May seconded the motion, and the motion passed 4-3-1, with Commissioners Barelare, Barran, and Taggart Jones voting against the motion, while Commissioner McKinney abstained from voting. Commissioner May made a motion to impose a fine of \$500 each against Mr. Jardine, Ms. Panos, Mr. Miller, Mr. Simpson, and Simpson Properties Group and to require Mr. Jardine, Ms. Panos, Mr. Miller, and Mr. Simpson to complete continuing education in Broker Management. These continuing education hours are in addition to the 15 hours the Commission requires for license renewal. Commissioner Lucas Robinson seconded the motion, and the motion passed 4-3-1, with Commissioners Barran, Barelare, and Taggart Jones voting against the motion while Commissioner McKinney abstained from voting. On **Count 3**, Commissioner Lucas Robinson made a motion to find Mr. Jardine, Ms. Panos, Mr. Miller, Mr. Simpson, and Simpson Properties Group guilty and to impose a fine of \$1,000 each. Commissioner Barran seconded the motion, and the motion passed 7-0-1, with Commissioner McKinney abstaining. On **Count 4**, Commissioner Barran made a motion to find Mr. Miller guilty and to impose a fine of \$2,500. Commissioner Lucas Robinson seconded the motion, and the motion passed 7-0-1, with Commissioner McKinney abstaining.

**Antoinette Nicole Djornet — Application for Reciprocal Salesperson License, Case Number 26-002**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Dye made a motion to approve Ms. Djornet's application. The motion failed for the lack of a second. Commissioner Barelare made a motion to deny Ms. Djornet's application. Commissioner May seconded the motion, and the motion passed unanimously 8-0-0.

**Audrey Rose Stewart — Application for Determination of Licensing Eligibility, Case Number 25-541**

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

**Cari Luz — Hardship Request to Renew Lapsed License, Case Number 26-045**

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

At 12:30 p.m. Hearing Officer Jim Hampton advised Chair Echols that a break was necessary. At that time, Chair Echols 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 Barran made a motion that Commissioners go into executive session until 1:00 p.m. to deliberate these cases in accordance with the Alabama Open Meetings Act, *Code of Alabama 36-25A-7(a)(9)*. Commissioner May seconded the motion, and the motion passed unanimously 8-0-0.

At 1:15 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 Barran made a motion to return to open session. Commissioner Barelare seconded the motion, and the motion passed unanimously 8-0-0.

Commissioner McKinney left the meeting at 1:28 p.m. and did not participate in the remainder of the hearings and deliberations.

#### **Alabama Real Estate Commission VS. Ryan Gravois, Case Number 25-184**

Ryan Gravois, Salesperson, Leeds, Alabama was charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(6) by publishing or causing to be published an advertisement which deceives, or which is likely to deceive the public, or which 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; 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(j), to notify the Commission within ten days of his July 31, 2025, arrest; and on **Count 3** 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 or after a formal complaint has been filed.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Dye made a motion to find Ryan Gravois guilty on **Counts 1 and 2** and to impose a fine of \$1,000 on each count. Commissioner May seconded the motion, and the motion passed unanimously 7-0-0. On **Count 3**, Commissioner Barran made a motion to find Mr. Gravois guilty and to impose a fine of \$2,500. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 7-0-0.

#### **Kermit Shamburger – Hardship Request to Renew Lapsed License, Case Number 26-046**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Lucas Robinson made a motion to approve Mr. Shamburger's application. Commissioner Barran seconded the motion, and the motion passed 6-1-0, with Commissioner May voting against the motion.

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

General Counsel Starla Leverette advised Commissioners that this case had been continued.

#### **Erica Nicole Wingfield – Application for Determination of Licensing Eligibility, Case Number 25-382**

General Counsel Starla Leverette advised Commissioners that this case had been dismissed.

#### **Antionette Maria Neeley – Application for Determination of Licensing Eligibility, Case Number 25-460**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Lucas Robinson made a motion to approve Ms. Neely's application. Commissioner Dye seconded the motion, and the motion passed unanimously 7-0-0.

#### **Alabama Real Estate Commission VS. Stephanie Gothart, Danny Sullivan, Gothart Property Management, Case Number 25-122**

Stephanie Gothart, Salesperson, Harvest, Alabama was charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(15) by being a salesperson and advertising herself as a real estate agent without the name or trade name of the qualifying broker or company under whom the salesperson is licensed appearing prominently on the advertising; on **Count 4** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(14) by accepting a commission or other valuable consideration for performing any act for which a license is required from someone who was not her qualifying broker; on **Count 5** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(17) by aiding, abetting, or conspiring to circumvent *Code of Alabama, 1975*, Section 34-27-30 through having Gothart Property Management perform, without a license, activity that requires a license issued by the Commission; and on **Count 6** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(11) by paying any profit, compensation, commission, or fee to, or dividing any profit, compensation, commission, or fee with Gothart Property Management, which was not licensed by the Commission. Danny Sullivan, Qualifying Broker, Owens Cross Roads, Alabama was charged on **Count 2** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(19) by violating or disregarding *Alabama Administrative Code*, Section 790-X-3-.15 by failing to ensure that the company's advertisements or its licensee's advertisements conform with license laws and regulations and on **Count 7** for Violating *Code of Alabama, 1975*, Section 34-27-36(a)(19) by violating or disregarding *Alabama Administrative Code*, Section 790-X-3-.15(3) by allowing, as a Qualifying Broker, licensees under him to conduct licensed activity for a company under which the licensees were not licensed. Gothart Property Management, Company, Huntsville, Alabama was charged on **Count 3** for violating *Code of Alabama, 1975*, Section 34-27-30, which requires a company to have a license issued by the Commission before renting or listing for rent properties of others for valuable consideration, and on **Count 5**, Gothart Property Management was charged for violating *Code of Alabama, 1975*, Section 34-27-36(a)(17) by aiding, abetting, or conspiring to circumvent *Code of Alabama, 1975*, Section 34-27-30 through having Gothart Property Management perform, without a license, activity that requires a license issued by the Commission.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Dye made a motion to find Ms. Gothart guilty on **Count 1** and to impose a fine of \$2,500. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 7-0-0. On **Count 2**, Commissioner Dye made a motion to find Mr. Sullivan guilty and to impose a fine of \$100. Commissioner Taggart Jones seconded the motion, and the motion failed 3-4-0, with Commissioners Barran, Barelare, Echols, and Lucas Robinson voting against the motion. Commissioner May then made a motion to find Mr. Sullivan guilty and to impose a fine of \$500. Commissioner Barelare seconded the motion, and the motion passed unanimously 6-1-0 with Commissioner Lucas Robinson voting against the motion. On **Count 3**, Commissioner Dye made a motion to find Gothart Property Management guilty and to impose a fine of \$5,000. Commissioner May seconded the motion, and the motion failed 3-4-0, with Commissioners Barran, Barelare, Echols, and Lucas Robinson voting against the motion. Commissioner Barran then made a motion to find Gothart Property Management guilty and to impose a fine of \$2,500. Commissioner Lucas Robinson seconded the motion, and the motion passed unanimously 7-0-0. On **Count 4**, Commissioner Lucas Robinson made a motion to find Ms. Gothart guilty and to impose a fine of \$2,500. Commissioner Barran seconded the motion, and the motion passed unanimously 7-0-0. On **Count 5**, Commissioner Lucas Robinson made a motion to find Gothart Property Management guilty and to impose a fine of \$1,000. Commissioner Barran seconded the motion, and the motion passed unanimously 7-0-0. On **Count 5**, Commissioner Barran made a motion to find Ms. Gothart guilty and to impose a fine of \$1,000. Commissioner Lucas Robinson seconded the motion, and the motion passed unanimously 7-0-0. On **Count 6**, Commissioner Lucas Robinson made a motion to find Ms. Gothart guilty and to impose a fine of \$1,000. Commissioner Dye seconded the motion, and the motion passed 5-2-0, with Commissioners Barran and Barelare voting against the motion. On **Count 7**, Commissioner Dye made a motion to find Mr. Sullivan guilty and to impose a fine of \$2,000. Commissioner Barran seconded the motion, and the motion passed 6-1-0, with Commissioner May voting against the motion.

**Izell Bolden – Application for Determination of Licensing Eligibility, Case Number 25-542**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Lucas Robinson made a motion to approve Mr. Bolden's application. Commissioner Dye seconded the motion, and the motion passed unanimously 7-0-0.

#### **Alabama Real Estate Commission VS. Found It AI LLC, Cynthia Hanley, Robert Hanley, Case Number 24-502**

Robert Hanley, Lapsed, Milton, Florida was charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27- Violating Code of Alabama, 1975, Section 34-27-30 by performing activities which require a real estate license without holding such a license. Found It AI LLC, Company, Milton, Florida and Cynthia Hanley, Qualifying Broker, Milton, Florida were charged on **Count 2** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(17) by aiding, abetting, or conspiring to circumvent *Code of Alabama, 1975*, Section 34-27-30 through having Robert Hanley perform, without a license, activity that requires a license issued by the Commission. Ms. Hanley was also charged on **Count 3** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(19) by violating or disregarding *Alabama Administrative Code*, Section 790-X-3-.15(2) by allowing a person not licensed by the Commission to engage in activities requiring a license on behalf of the qualifying broker or company.

Upon discussion of the evidence and testimony presented in this matter, on **Count 1**, Commissioner Lucas Robinson made a motion to find Mr. Hanley guilty and to impose a fine of \$2,500. Commissioner Dye seconded the motion, and the motion passed unanimously 7-0-0. On **Count 2**, Commissioner Dye made a motion to find Found it AI LLC guilty and to impose a fine of \$2,500. Commissioner Lucas Robinson seconded the motion, and the motion passed unanimously 7-0-0. Also on **Count 2**, Commissioner Barran made a motion to find Ms. Hanley guilty and to impose a fine of \$2,500. Commissioner Lucas Robinson seconded the motion, and the motion passed unanimously 7-0-0. On **Count 3**, Commissioner Barelare made a motion to find Ms. Hanley guilty, to impose a fine of \$2,500 and, to require Ms. Hanley to complete in-person continuing education in broker management. These continuing education hours are in addition to the 15 hours the Commission requires for license renewal. Commissioner Dye seconded the motion, and the motion passed unanimously 7-0-0. Commissioner

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

General Counsel Starla Leverette advised Commissioners that this case had been continued to January 15, 2026.

#### **Alabama Real Estate Commission VS. Riggs Real Estate and Chester Riggs, Case Number 25-533**

Riggs Real Estate, Company, Montgomery, Alabama and Chester Riggs, Qualifying Broker, Montgomery, Alabama were charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(8) by failing, within a reasonable time, to properly account for the security deposits of others coming into their possession; on **Count 2** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(8) by commingling the funds of others in the rental income account with their own funds; and on **Count 3** 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.

Mr. Riggs did not appear, and Assistant Attorney General Zack Burr presented the case in his absence.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Dye made a motion to find Riggs Real Estate and Mr. Riggs guilty on **Counts 1 and 2** with revocation of license. There being no second, the motion failed. On **Count 1**, Commissioner Barelare made a motion to find Riggs Real Estate and Mr. Riggs guilty and to impose a fine of \$1,000 each. Commissioner May seconded the motion, and the motion

passed unanimously 7-0-0. On **Count 2**, Commissioner Barran made a motion to find Riggs Real Estate and Mr. Riggs guilty and to impose a fine of \$1,000 each. Commissioner May seconded the motion, and the motion passed unanimously 7-0-0. On **Count 3**, Commissioner Barran made a motion to find Riggs Real Estate and Mr. Riggs guilty and to impose a fine of \$2,500 each. Commissioner Dye seconded the motion, and the motion passed unanimously 7-0-0.

**Christi Melissa Murphy Thomas – Request for Approval to Hold a Real Estate License After License was Previously Revoked, Case Number 25-439**

General Counsel Starla Leverette advised Commissioners that this case had been dismissed.

**Alabama Real Estate Commission VS. Susan G. Cooper, Case Number 26-005**

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

**Alabama Real Estate Commission VS. Mario Antree Walker, Case Number 25-536**

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

**Rachel Tullier – Request for Approval to Hold a Real Estate License After License was Previously Revoked, Case Number 26-017**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Lucas Robinson made a motion to deny Ms. Tullier's application. Commissioner Dye seconded the motion, and the motion passed 6-1-0, with Commissioner Barelare voting against the motion.

**NON-APPEARING**

**Gold Key Properties, Keshia Hall – Request for Rehearing, Case Number 25-259**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Lucas Robinson made a motion to deny Ms. Hall's application. Commissioner Barran seconded the motion, and the motion passed 6-0-1, with Commissioner May abstaining.

**CONSENT DECREES**

Commissioner Barran made a motion to accept the Consent Decrees. Commissioner Lucas Robinson seconded the motion, and the motion passed unanimously 7-0-0.

Chair Echols asked for a motion to remain in open session or go into executive session to deliberate on the remaining cases on the docket in accordance with the Alabama Open Meetings Act, *Code of Alabama 36-25A-7(a)(9)*. Commissioner Dye made a motion that Commissioners go into executive session until 4:05 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 7-0-0.

At 4:30 p.m., commissioners returned with all commissioners named during the initial 9:00 a.m. roll call present, except Commissioner McKinney, who left the meeting at 1:28 p.m. Chair Echols asked for a motion to

return to open session. Commissioner Barran made a motion to return to open session. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 7-0-0.

**Confirm February 19, 2026, Meeting Date and Location for the Record:** Thursday, February 19, 2026, 9:00 a.m., in Montgomery, Alabama. Commissioner Barran made a motion to confirm the February meeting for February 19, 2026, at 9:00 a.m., in Montgomery, Alabama. Commissioner Lucas Robinson seconded the motion, and the motion passed unanimously 7-0-0.

**Next Commission Meeting:** Thursday, January 15, 2026, at 9:00 a.m. in Montgomery, Alabama.

There being no further business, Commissioner Lucas Robinson made a motion to adjourn the meeting at 4:50 p.m. Commissioner May seconded the motion, and the motion passed unanimously 7-0-0.

Done this 20th day of November 2025.

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Betsy Echols, Chair

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Amber Moore, Recording Secretary